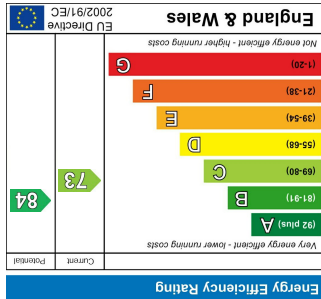


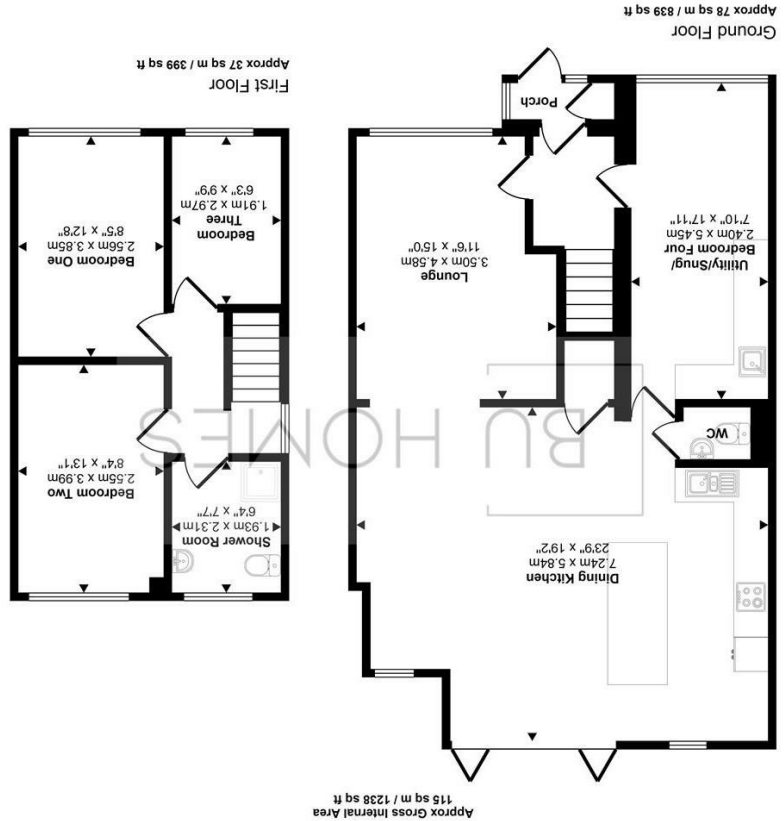
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Council Tax Band D

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with HADES Snappy 360.



MALLABY CLOSE, SHIRLEY, B90 2PW



BU HOMES

Asking price
£450,000

**MALLABY CLOSE, SHIRLEY,
 B90 2PW**

- Extended Semi-Detached Family Home
- Lounge & Spacious Open-Plan Dining Kitchen
- Downstairs WC
- Contemporary Shower Room
- Landscaped Rear Garden
- Sought-After Residential Location
- Versatile Utility/Snug/Fourth Bedroom
- Three First Floor Bedrooms
- Ample Off-Road Parking
- Modern Outbuilding/Home Office/Gym

4 Bedrooms, 1 Bathroom, 2 Living Areas

MALLABY CLOSE, SHIRLEY, B90 2PW



This deceptively sized semi-detached family home, boasting a modern single-storey extension, is situated in a sought-after residential cul-de-sac location upon the Southern outskirts of Shirley.

Being well-presented throughout, the property has the added benefit of a recently constructed outbuilding which is currently used as a home office/gym.

The ground floor accommodation briefly comprises an enclosed porch, an entrance hall, a cosy lounge, an impressive open-plan dining kitchen/family room with bi-fold doors to the rear and roof lanterns, a downstairs WC and a versatile utility/snug/occasional fourth bedroom. Leading off the first floor landing there are three bedrooms and a contemporary shower room.

Outside, there is ample off-road parking to the fore and a fully enclosed landscaped garden behind.

