



Light Hall Lane, Shirley, B90 4FS
Marketed by Tom Cooper powered by eXp



Description

This beautifully presented four-bedroom home, built in 2024, offers modern living across three spacious floors.

The ground floor welcomes you with a bright entrance hallway, a convenient downstairs toilet, a generous lounge with French doors opening out to the garden, a separate dining room, and a stylish modern kitchen.

On the first floor you'll find a second spacious lounge, perfect for relaxing or entertaining, along with the master bedroom which benefits from a sleek en-suite shower room. A further additional toilet completes this level.

The top floor features three well-proportioned bedrooms, including another en-suite shower room, as well as the main family bathroom.

Outside, the rear garden has been designed with low maintenance in mind, offering a patio area and astroturf lawn, ideal for enjoying outdoor living. A detached garage is also included, with a handy courtesy door providing access directly from the garden.

Additional information

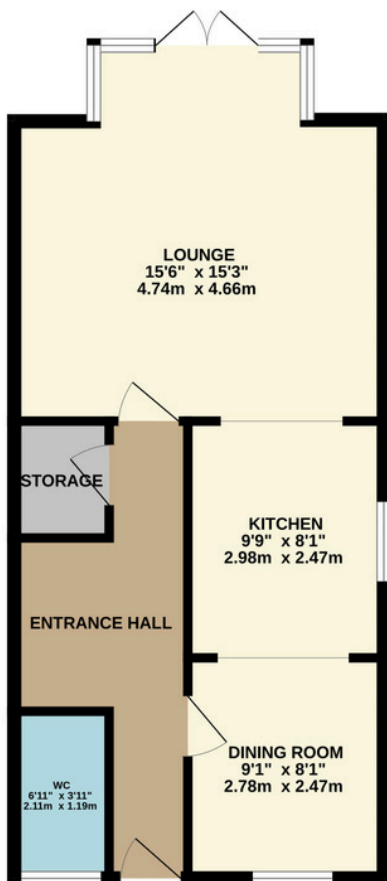
Tenure: Freehold

Sellers Onwards Position: No chain

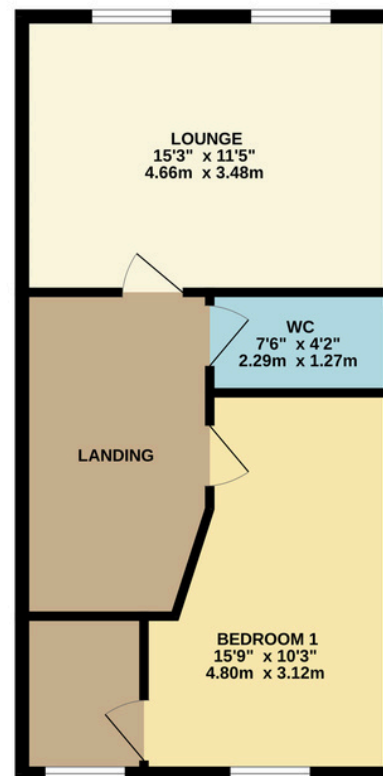
EPC Rating: B

Council Tax Band: E

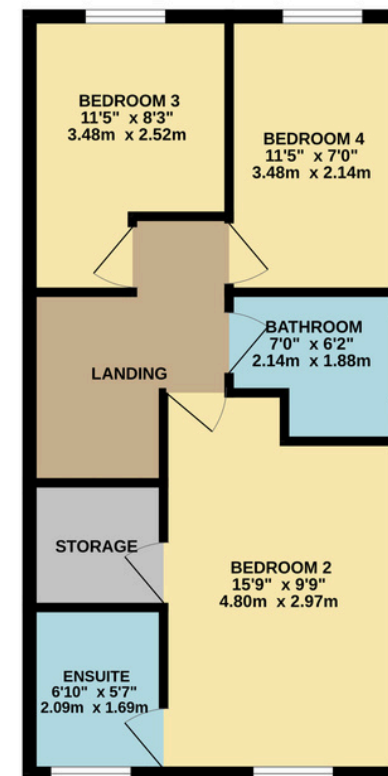
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Why sell with Tom?

As an experienced estate agent covering Solihull, Birmingham, and Warwickshire, I take pride in delivering a fresh and innovative approach to buying and selling properties. With **over 10 years of experience**, I've built a bespoke agency that prioritizes a personal and modern service designed to make your property journey seamless and **stress-free**. Communication is key, which is why I offer a direct line for my clients to call, text, or WhatsApp me anytime with a guaranteed response. My services are available **seven days a week**, including evenings, ensuring you can reach me at a time that suits you. I operate on a **no sale, no fee** basis with no upfront commission or lengthy tie-in periods, giving you peace of mind and flexibility. I offer **professional photography**, detailed floor plans, and engaging video tours, all tailored to showcase your home at its best. Unlike traditional agencies, I don't believe in tying clients into long contracts. Instead, I focus on delivering results and providing a service that speaks for itself. Let me show you how selling your home should be done.

Get in touch to experience a modern, **hassle-free** way of moving.

TOM COOPER

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