



## 22 Lawford Grove

Shirley, Solihull, B90 1EX

Offers over £475,000



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HS Homes are proud to present this well maintained and recently renovated 4 bed detached house situated in a quiet cul-de-sac in Shirley. This family home comprises of 4 bedrooms, 2 reception rooms, kitchen, bathroom and conservatory. There is a large, paved driveway for multiple vehicles and a beautifully landscaped, South facing, rear garden.

## On Approach

Lawford Grove is situated down a quiet cul-de-sac off High Street in Shirley. Tucked away at the end of the road amongst a small development of only 6 detached houses. There is a large, paved driveway, which offers parking for up to 4 cars, some laid lawn to the borders, and a side passageway leading to the rear garden. Stepping in through the front door and into the hallway.

## Entrance Hallway

The entrance hallway leads on to the lounge, kitchen, garage and downstairs toilet. There is a 3-way spotlight bar, radiator and Amtico flooring throughout.

## Lounge

The lounge has a large, double-glazed bay window to the front, a gas fire with limestone fireplace surround. There is a ceiling light, radiator and carpet throughout. Through double doors and into the dining room.

## Dining Room

The dining room has double-glazed sliding doors leading out to the conservatory. There is a ceiling light, radiator and carpet throughout.

## Conservatory

The conservatory has French doors leading out to the rear garden. There are 2 wall mounted lights, electric heater, ceiling fan, and wooden flooring throughout.

## Garden

This easy to maintain and beautifully landscaped, South facing, rear garden is the perfect entertainment space.

With a paved seating area as you first step out, a pathway leading on to another paved area at the back of the garden, and laid lawn in-between. There are a combination of flowers and bushes to the borders bringing an abundance of colour to this tranquil space.

## Kitchen

The kitchen has a large, double-glazed window to the rear and a door to the side that leads out to the rear garden. The kitchen comprises of an integrated cooker, 4 ring electric hob with extractor fan, fridge and dishwasher along with a wall mounted breakfast bar built on to the rear wall. With a combination of floor and wall mounted cabinets, wooden worksurfaces and sink with mixer tap situated underneath the window. There are LED downlights, radiator and wooden flooring throughout.

## Garage

The garage has space for a car and comprises of a sink with mixer tap, combi boiler and plumbing for all of your white goods, if required. The garage has fully fitted electrics, a light bar, and a door leading out to the side passageway.

## Downstairs Toilet & Cloak Room

The downstairs toilet has been cleverly designed to allow even more storage for coats and shoes. The toilet has an obscured double-glazed window to the side and comprises of a toilet and sink with hot and cold-water taps. There is a flush ceiling light, radiator, cream wall tiles and wooden flooring throughout.

## Landing

A spiral staircase leads to the first floor and has an obscured double-glazed window to the side. At the top of the stairs is a storage cupboard and loft access. There are 2 ceiling spotlights and carpet throughout.

## Master Bedroom

The main bedroom has a large, double-glazed window to the rear and comes with fitted wardrobes and dressing

table. There is a ceiling light, radiator and carpet throughout.

### **Bedroom Two**

The second bedroom has a double-glazed window to the front and built in wardrobes. There is a ceiling light, radiator and carpet throughout.

### **Bedroom Three**

The third bedroom has a double-glazed window to the front and has a ceiling light, radiator and carpet throughout.

### **Bedroom Four**

The Fourth bedroom has a double-glazed window to the rear and has a ceiling light, radiator and carpet throughout.

### **Family Bathroom**

This modern and spacious family bathroom has an obscured double-glazed window to the front and comprises of a rain pour shower, bath, toilet and sink with mixer taps. There are LED downlights, heated towel rail, wall and floor tiles throughout.

### **The Location**

Lawford Grove is situated in a quiet cul-de-sac in Shirley.

Shirley Railway Station is just under 1 mile away which offers excellent links to Birmingham City Centre and

Stratford Upon Avon. The M42 Junction 4 is just 4 miles away which offers fantastic links to the M40, M6 and M5, so getting around the UK is simple. If you want to escape the UK then Birmingham airport is approximately 10 miles away, with over 150 direct flights running daily.

Close to various nature reserves, woodland areas and parks, finding somewhere outdoors couldn't be easier. Just over a mile away is the renovated and improved Shirley Park which offers some great facilities such as a skate park, outdoor gym, children's play area, ornamental gardens, dog agility area, football pitches and tennis courts.

Shirley hosts a wide variety of pubs and restaurants ranging from Fiesta Del Asado, Desco Lounge, Nandos, and the Pump House.

If you have a young family, schools will be a major consideration for you. Shirley has a variety of outstanding primary and secondary schools that regularly achieve above average scores in both progression and attainment 8 measures.

Shirley is the perfect location if you enjoy being close to the hustle and bustle of the big city but far enough out to enjoy a countryside lifestyle.



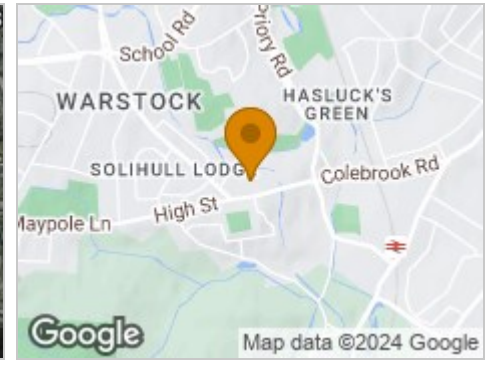
## Road Map



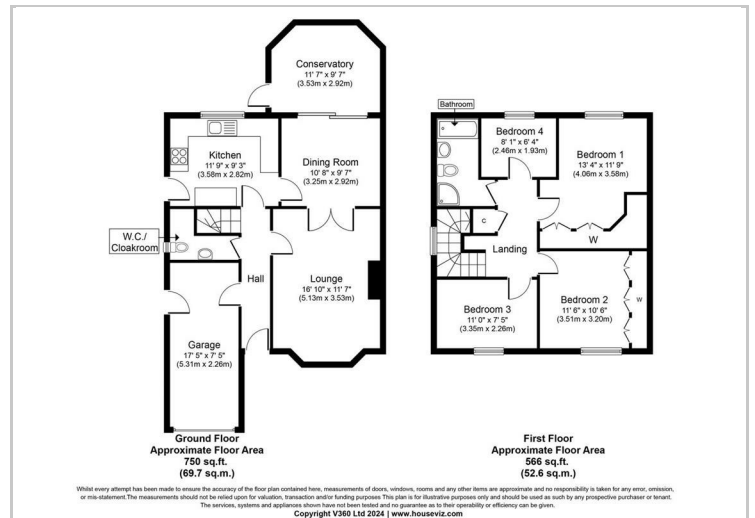
## Hybrid Map



## Terrain Map



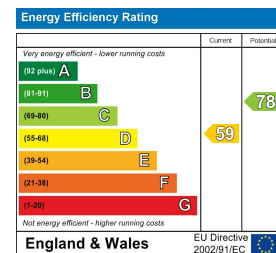
## Floor Plan



## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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