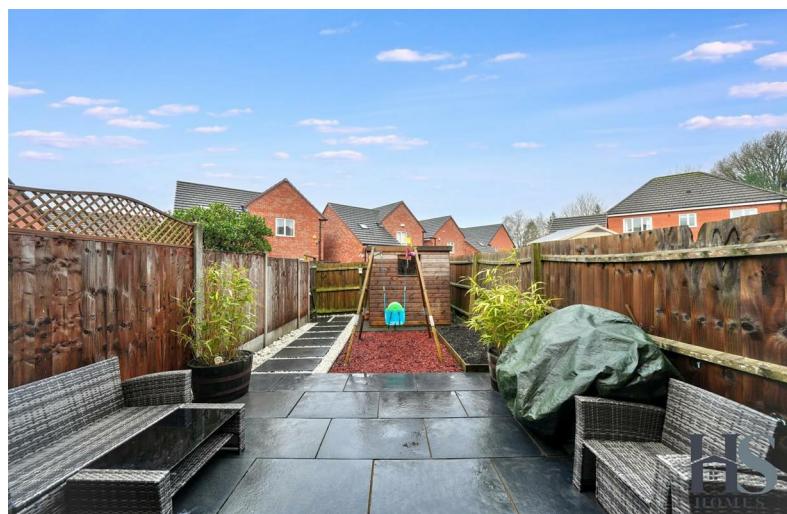




## 112 Berry Maud Lane

Shirley, Solihull, B90 1BZ

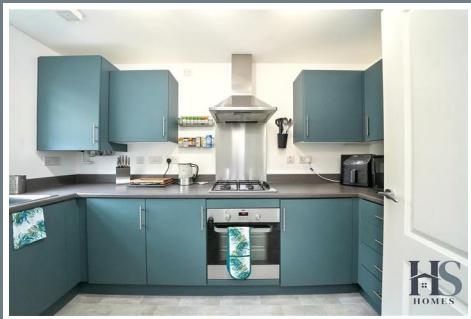
Offers in excess of £240,000



# 112 Berry Maud Lane

Shirley, Solihull, B90 1BZ

Offers in excess of £240,000



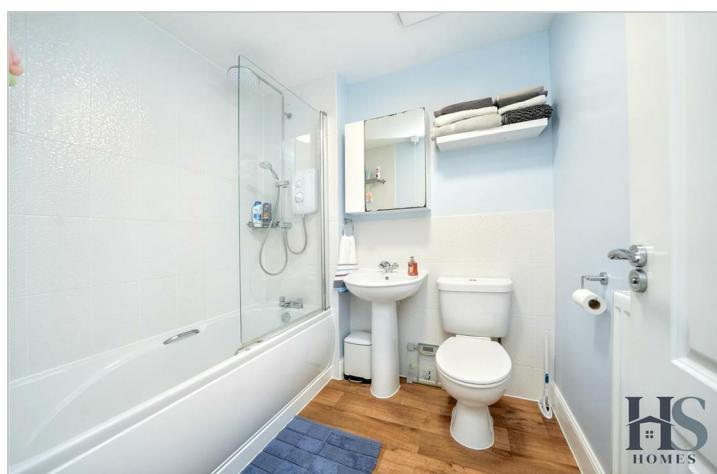
## The Property

HS Homes welcomes to the market this well-presented two-bedroom mid-terrace property, ideally positioned within a sought-after residential estate benefiting from two off-road parking spaces to the front. The estate itself enjoys a semi-rural feel, with nearby green spaces, children's play parks, local amenities and convenient transport links all close at hand.

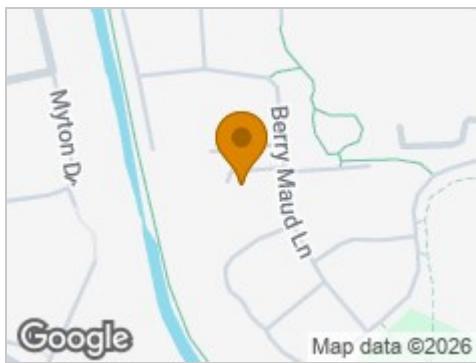
Upon entering the property, you are welcomed into the entrance hallway with stairs rising to the first floor. To the front of the home sits a modern, galley-style kitchen featuring integrated appliances and a window overlooking the frontage. Also positioned at the front is a convenient downstairs WC with a frosted window. To the rear of the property, the spacious lounge-diner provides an excellent living and entertaining space, complete with a large under-stairs storage cupboard and patio doors opening directly onto the rear garden.

The rear garden is well maintained and thoughtfully landscaped, offering a combination of paved seating area and wood-chipped sections, along with a useful garden shed—ideal for outdoor storage and low-maintenance enjoyment.

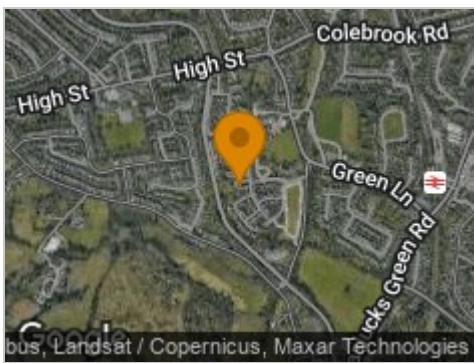
To the first floor, bedroom two is located to the front of the property and benefits from dual-aspect windows and a generous inset storage cupboard. The family bathroom sits off the landing and comprises a bath with shower over, WC and wash basin. Completing the accommodation is the main bedroom positioned to the rear, enjoying views over the garden through a large window.



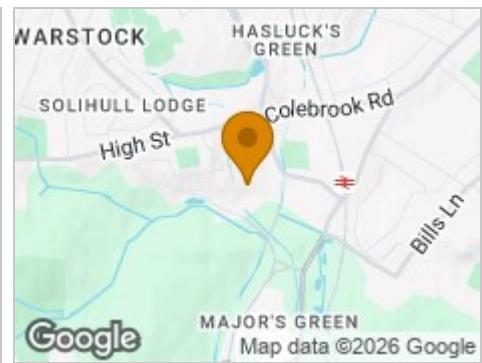
## Road Map



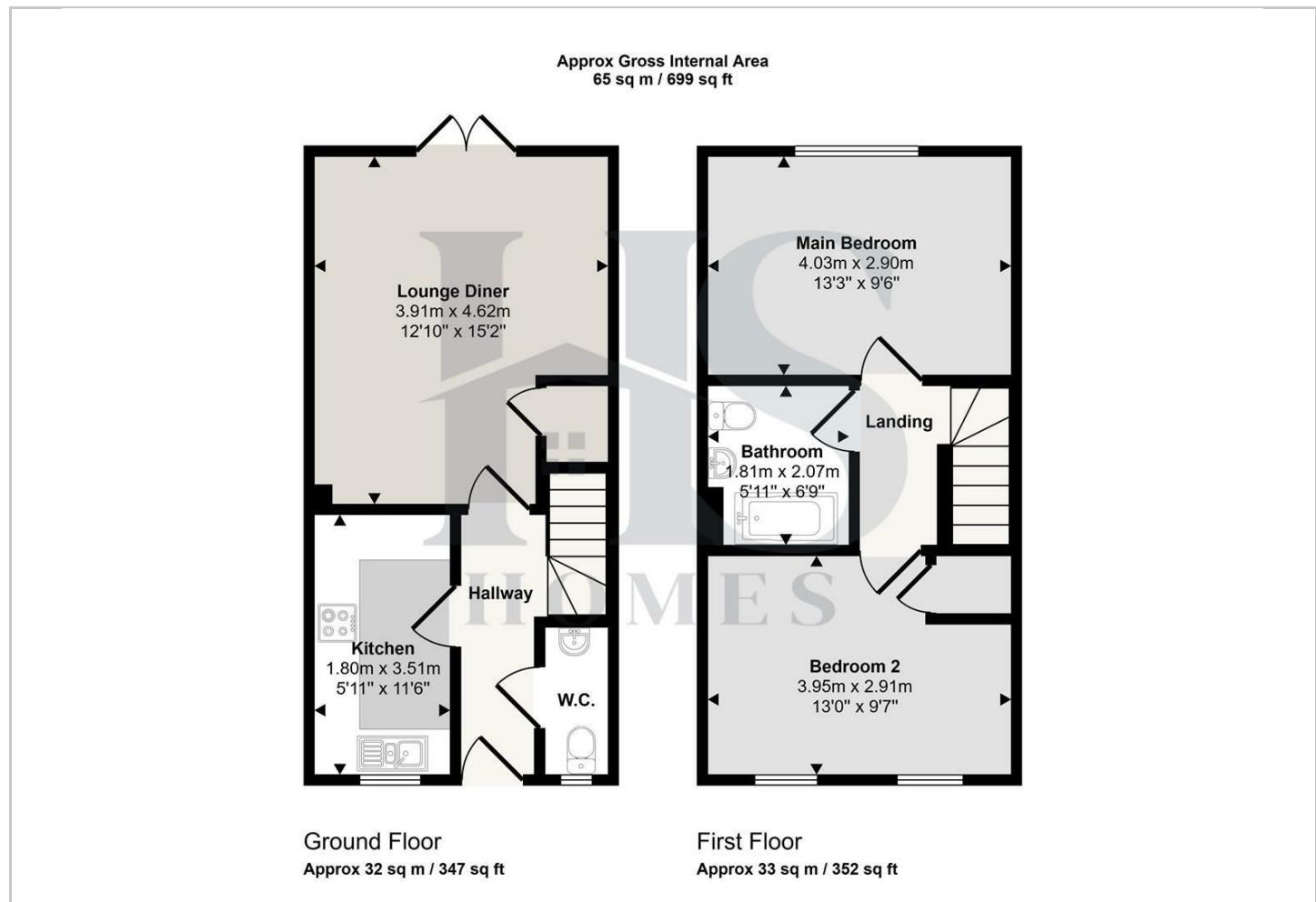
## Hybrid Map



## Terrain Map



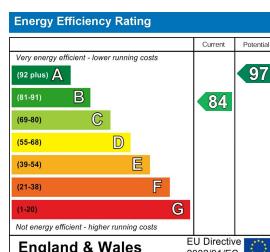
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.