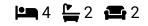


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## 48 Berkeley Road, Shirley

£395,000



















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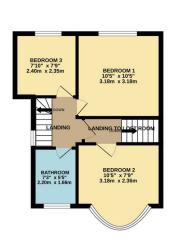
- Charming 4-bedroom semi-detached home on sought-after Berkeley Road, Shirley, B90
- Bright external porch ideal for coats and shoes, welcoming entrance
- Open-plan kitchen/dining room with modern features, connects to cosy snug room
- Converted loft with a spacious double bedroom, Velux windows, and rear dormer for views
- Spacious Blocked Paved Driveway, Garage

- Split over three levels, cherished by owners for 28 years, perfect for families
- Large bay window in living room with front views, cast iron gas fire as focal point
- Beautiful rear garden with raised decking, paved patio, large lawn, and mature borders
- Freehold, Double Glazing, Central Heating (New Boiler with the last 3 yrs)

1ST FLOOR 372 sq.ft. (34.5 sq.m.) approx

KITCHEN/DINING ROOM 21'4" x 18'10" 6.50m x 5.74m UNGE / RECEPTION 1 13'0" x 10'5" 3.97m x 3.18m

GROUND FLOOR





2ND FLOOR 146 sq.ft. (13.6 sq.m.) approx

TOTAL FLOOR AREA: 1190 sq.ft. (110.6 sq.m.) approx

Welcome to this charming 4-bedroom semi-detached family home, perfectly situated on the sought-after Berkeley Road in Shirley, Solihull (B90 2HT). Elegantly split over three levels, this delightful property has been cherished by its current owners for the past 28 years, offering a warm and inviting atmosphere ideal for growing families.



