



6 Perry Gardens, Shirley, B90 8DH
Sale Price £535,000



**Love
Property Co.**

6 Perry Gardens, Shirley, Solihull, B90 8DH

Tenure - Freehold
EPC Rating - B
Council Tax Band – F

Love Property Co are pleased to offer this must be viewed 1441.9 sq. feet (134.0 sq. metres) wonderful modern well designed four-bedroom detached family home set over three well-appointed floors and situated on a peaceful cul-de-sac with a charming outlook.

Upon entering the property, you are greeted by a spacious entrance hallway with ample storage space including a utility and guest toilet. The stunning open plan kitchen/dining room, complete with fully integrated appliances and an abundance of natural light filling the space, creating a welcoming homely feeling. The property also features a generously sized separate living room.

Ascending to the first floor, you will find three generously proportioned bedrooms, including a large double bedroom with en-suite shower room and fitted storage. The remaining bedrooms on this floor are serviced by a lovely family bathroom. Making your way up to the second floor, a sizeable principal bedroom awaits, featuring a further en-suite shower room and ample fitted storage.

Externally, the property boasts a beautifully landscaped south-facing rear garden, perfect for enjoying outdoor activities or alfresco dining in the warmer months. Additionally, a driveway located to the side of the property provides ample parking space and leads to a detached garage, ensuring convenience for residents with multiple vehicles.

This meticulously designed family home offers a blend of modern living space and practical amenities, providing a haven for daily living and entertaining. With its prime location on a tranquil cul-de-sac and its well-designed layout, this property presents a rare opportunity to own a distinguished residence in a sought-after neighbourhood.



PROPERTY MEASUREMENTS

OPEN PLAN KITCHEN / DINING ROOM

10' 2" x 20' 5" (3.09m x 6.22m)

UTILTY

5' 3" x 3' 6" (1.59m x 1.07m)

WC

4' 11" x 5' 0" (1.50m x 1.51m)

LOUNGE

15' 0" x 11' 0" (4.58m x 3.35m)

PRINCIPAL BEDROOM

15' 11" x 12' 11" (4.86m x 3.95m)

PRINCIPAL BEDROOM ENSUITE

5' 6" x 9' 5" (1.68m x 2.87m)

BEDROOM TWO

10' 2" x 12' 4" (3.09m x 3.76m)

BEDROOM TWO ENSUITE

7' 11" x 7' 9" (2.42m x 2.36m)

BEDROOM THREE

10' 10" x 11' 2" (3.30m x 3.41m)

BEDROOM FOUR

7' 5" x 8' 11" (2.26m x 2.71m)

FAMILY BATHROOM

7' 0" x 9' 0" (2.13m x 2.75m)

GARAGE/STORAGE

19' 10" x 8' 3" (6.04m x 3.13m)

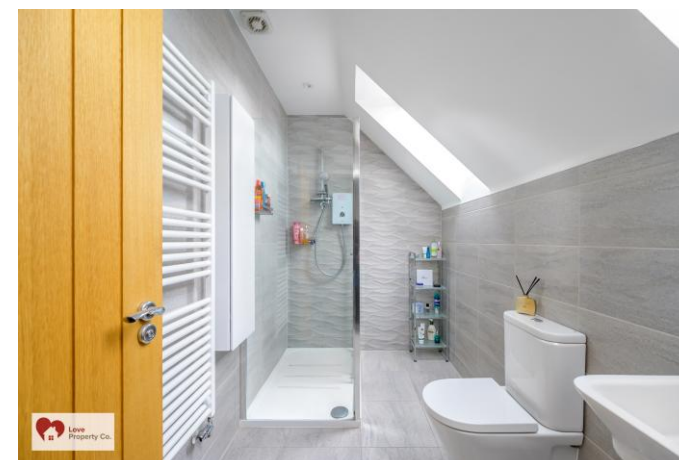
4' 9" x 7' 0" (1.46m x 2.13m)

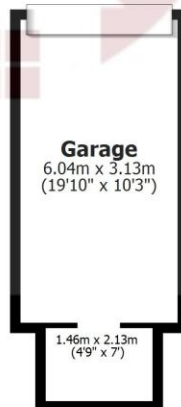
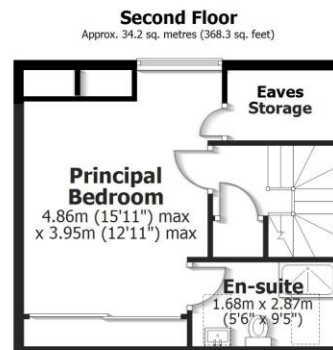
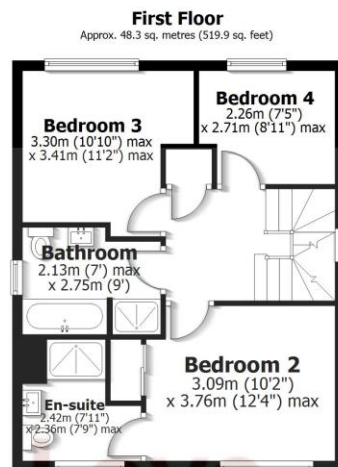
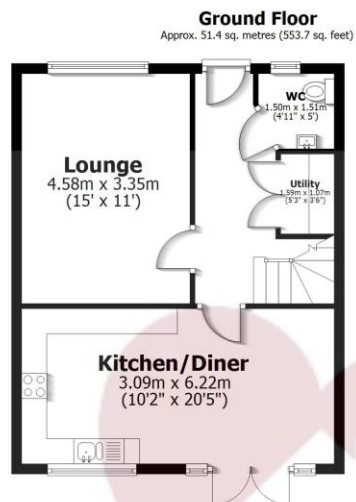
TOTAL SQUARE FOOTAGE (Approx)

1441.9 sq. feet (134.0 sq. metres)

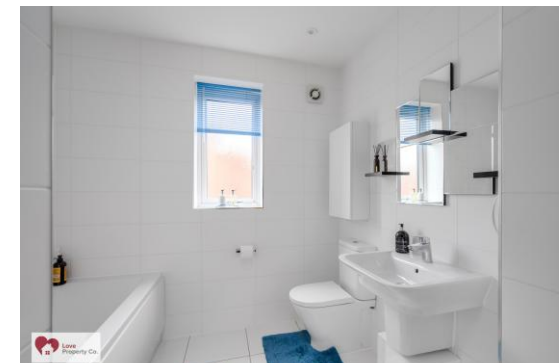
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 134.0 sq. metres (1441.9 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk



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