



**1 Grenville Road, B90 2DH**  
Sale Price Offers in Excess £450,000



# 1 Grenville Road, Shirley, Solihull, B90 9DH

Tenure - Freehold  
EPC Rating - C  
Council Tax Band - C

Love Property Co are pleased to offer this sought after and fantastic opportunity to purchase this 1450.6 sq. feet (134.8sq. metres) four bedroom, three bathroom, extended rear and side and fully refurbished to a very high standard semi-detached corner plot, B90 post code home within a prime residential location close to amenities on Shirley High Street, nearby Solihull Town Centre and with M42 motorway link by and within HS2, Birmingham International Airport and NEC.

The property offers the perfect opportunity for those who want to walk into a property with nothing to do. The property benefits from UPVC double glazing, gas central heating, private rear garden with artificial grass and good size patio area, entrance hall, lounge, open plan kitchen/diner/family room with quartz worktops, integrated appliances including Neff electric double oven, grill, warming draw, microwave, dual AEG gas and induction hob, Neff dishwasher, underfloor heating, utility, downstairs play room/office/bedroom, shower room, first floor landing, four bedrooms, master with en-suite, modern family bathroom with shower over bath, private garden to rear, large driveway for multiple vehicles with electric charger and storage.

This residence provides a peaceful and homely retreat in a desirable location. Viewing is highly recommended.



## PROPERTY MEASUREMENTS:

### LOUNGE

13' 11" X 11' 6" (4.25m x 3.50m)

### OPEN PLAN KITCHEN/FAMILY ROOM/DINING

19' 5" X 24' 4" (5.91m x 7.42m)

### SHOWER ROOM (GROUNDFLOOR)

6' 9" X 4' 11" (2.05m x 1.51m)

### PLAYROOM/OFFICE/BEDROOM

9' 5" X 8' 2" (2.86m x 2.48m)

### PRINCIPLE BEDROOM

14' 10" X 9' 0" (4.52m x 2.74m)

### EN-SUITE

5' 4" X 7' 3" (1.63m x 2.22m)

### BEDROOM TWO

10' 10" max X 8' 1" (3.30m x 2.46m)

### BEDROOM THREE

10' 9" max X 8' 1" (3.28m x 2.46m)

### FAMILY BATHROOM

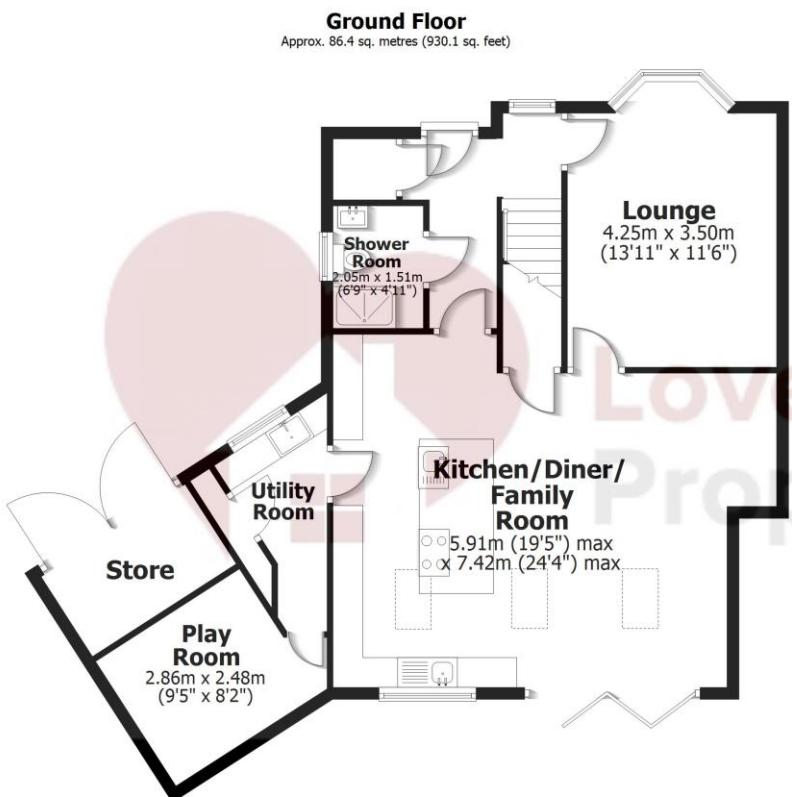
5' 4" X 6' 4" (1.68m x 2.54m)

Total area: approx. 1450.6 Sq. feet (134.8sq.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. 134.8 sq. metres (1450.6 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.

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