

for sale

offers over **£450,000** Freehold



## Withybrook Road Shirley SOLIHULL B90 2RZ

Detached House, Lounge, Kitchen Diner, Utility, Guest W.C, Five Bedrooms, Family Bathroom, Rear Garden, Off Road Parking for Multiple Vehicles and Integral Garage

- Energy Rating: E
- Detached Home
- Lounge, Kitchen Diner and Utility
- Five Bedrooms
- Family Bathroom and Guest W.C

# Property Details

## Entrance Porch

Double glazed window to the front and side, double glazed door to the front, and double glazed door to

## Entrance Hall

Stairs rising to the first floor landing and door to

## Lounge 14' 11" x 11' 8" ( 4.55m x 3.56m )

Double glazed bow window to the front, door to

## Kitchen Diner 15' x 10' 7" ( 4.57m x 3.23m )

Double glazed window to the rear, double glazed sliding door to the rear, a range of wall and base units, a one and a half bowl sink and drainer, storage cupboard and door to

## Utility Room

Double glazed window to the rear, double glazed door to the rear, a range of wall and base units, double drainer sink and space for a washing machine

## Guest W.C

Single glazed window to the side, low level wc and hand wash basin

## First Floor Landing

Loft access, storage cupboard housing a hot water tank, warm air system and doors to

## Bedroom 1 14' x 8' 6" ( 4.27m x 2.59m )

Double glazed window to the front and built in wardrobe

## Bedroom 2 10' 7" x 8' 6" ( 3.23m x 2.59m )

Double glazed window to the rear and built in wardrobe

## Bedroom 3 13' 2" x 8' ( 4.01m x 2.44m )

Double glazed window to the front

## Bedroom 4 9' 8" x 8' ( 2.95m x 2.44m )

Double glazed window to the rear

## Bedroom 5 6' 9" x 6' 6" ( 2.06m x 1.98m )

Double glazed window to the front and built in storage

## Family Bathroom

Double glazed obscure window to the rear, double shower cubicle with mixer shower, low level w.c, and hand wash basin

## Externally

To the rear is a garden with patio area, lawn, plants, shrubs and side gate access. To the front is off road parking for multiple vehicles leading to an integral garage

## Garage 18' 7" x 7' 11" min ( 5.66m x 2.41m min )

Up and over door and door to





To view this property please contact Connells on

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**Tenure: Freehold**

**EPC Rating: E**

Property Ref: KTH309372 - 0011

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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