



**Bills Lane, Shirley Solihull B90 2PJ**

**welcome to**

## **Bills Lane, Shirley Solihull**

Shipways welcomes a four bedroom detached "French House" nestled on a generous plot on the very sought after road of Bills Lane. There is fantastic potential and further scope to develop (STPP) and placed overlooking Bills Woods, a popular Nature Reserve.

##Invalid Field Name##

### **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **Note**

Council tax band: F

### **Entrance Porch**

Door to front and obscure double glazed window to front. Access to storage cupboard and central heating radiator.

### **Guest Wc**

Low level toilet and wall mounted hand wash basin. Tiling to splash prone areas.

### **Lounge**

22' 10" plus door recess x 11' 10" ( 6.96m plus door recess x 3.61m )  
Double glazed window to front and double glazed sliding door to rear. Two central heating radiators and gas fireplace feature.

### **Dining Room**

14' 10" x 9' 5" ( 4.52m x 2.87m )  
Double glazed window to front. Central heating radiator.

### **Kitchen**

10' 9" max x 9' 6" max ( 3.28m max x 2.90m max )  
Double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven, gas hob and extractor hood over). Access to the boiler, central heating radiator and tiling to splash prone areas.

### **Utility**

9' 5" x 7' 7" plus door recess ( 2.87m x 2.31m plus door

recess )

Single glazed door to rear and single glazed window to rear. A range of wall and base units with space for free standing appliances (fridge-freezer, tumble drier & washing machine). Central heating radiator and tiling to splash prone areas.

### **Landing**

Access to loft and storage cupboard. Doors to various:

### **Bedroom One**

11' 11" x 11' 2" ( 3.63m x 3.40m )  
Double glazed window to front. Central heating radiator and reduced ceiling.

### **Ensuite**

Obscure double glazed window to front. Low level toilet, hand wash basin with pedestal and shower cubicle. Floor to ceiling tiles and central heating radiator.

### **Bedroom Two**

11' 10" x 11' 2" ( 3.61m x 3.40m )  
Double glazed window to rear. Access to storage, central heating radiator and reduced ceiling.

### **Bedroom Three**

11' 3" x 9' 7" ( 3.43m x 2.92m )  
Double glazed window to front. Access to storage, central heating radiator and reduced ceiling.

### **Bedroom Four**

11' 1" x 9' 6" ( 3.38m x 2.90m )  
Double glazed window to rear. Central heating radiator and reduced ceiling.

### **Bathroom**

Obscure double glazed window to rear. Low level





toilet, bidet and hand wash basin with pedestal. Bath with wall mounted electric shower over. Floor to ceiling tiles and central heating radiator.

### **Front Garden**

Hedge to front alongside pavement with laid lawn.

### **Rear Garden**

Patio area with laid lawn and side gate to front. Flower beds with an array of plants, bushes and shrubs. Shed and greenhouse.

### **Double Garage**

(Not measured - please ensure it meets your requirements) Up and over door. Single glazed door to side and double glazed window to rear.

### **Parking**

Off road parking for multiple vehicles with double entrance.



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## Bills Lane, Shirley Solihull

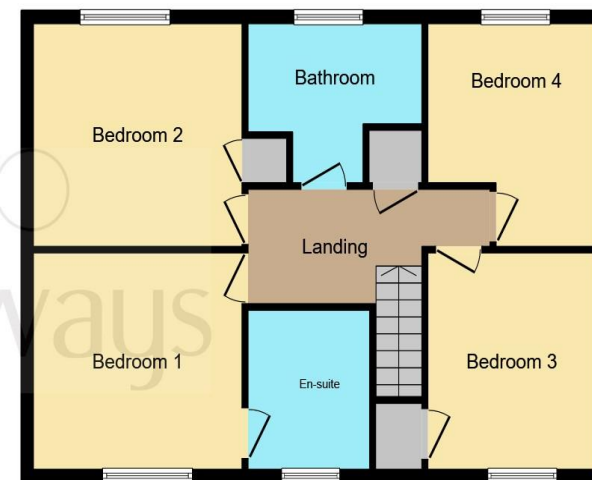
- A RARE OPPORTUNITY FOR A FOUR BEDROOM DETACHED "FRENCH HOUSE"
- OPPOSITE BILLS WOODS - A POPULAR NATURE RESERVE
- ENSUITE / BATHROOM
- POTENTIAL TO EXTEND STPP
- NEARBY LOCAL SCHOOLS

Tenure: Freehold EPC Rating: C

**£550,000**



Ground Floor



First Floor

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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Property Ref:  
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