



**Acheson Road, Shirley Solihull B90 2JE**

**welcome to**

## **Acheson Road, Shirley Solihull**

A well presented three bedroom semi-detached with a charm of family living in the desirable area of Shirley. The residence is located in close proximity to local amenities and offers an ideal space for family enjoyment.

### **Note**

Council tax band: C

### **Entrance Porch**

Open canopy porch.

### **Entrance Hall**

Obscure double glazed door and window to front. Central heating radiator and access to storage cupboard.

### **Reception Room**

10' 11" excluding bay x 10' into recess ( 3.33m excluding bay x 3.05m into recess )  
Double glazed bay window to front. Central heating radiator.

### **Lounge-Diner**

21' 2" plus door recess x 9' 11" into recess ( 6.45m plus door recess x 3.02m into recess )  
Double glazed sliding door to rear. Two central heating radiators.

### **Kitchen**

14' 8" plus door recess x 8' 6" max ( 4.47m plus door recess x 2.59m max )  
Double glazed door and window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven, gas hob & extractor hood). Space for free standing appliances (washing machine & fridge-freezer). Modern central heating radiator and tiles to splash prone areas. Access to the boiler.

### **Guest Wc**

Obscure double glazed window to front. Low level toilet, hand wash basin with pedestal. Central heating radiator and tiling to splash prone areas.

### **Landing**

Obscure double glazed window to side. Access to loft.

### **Bedroom One**

13' 5" into bay x 10' max ( 4.09m into bay x 3.05m max )  
Double glazed bay window to rear. Central heating radiator.

### **Bedroom Two**

12' 11" into bay x 10' 1" max ( 3.94m into bay x 3.07m max )  
Double glazed bay window to front. Central heating radiator.

### **Bedroom Three**

6' 11" x 5' 6" ( 2.11m x 1.68m )  
Double glazed window to front. Central heating radiator.

### **Bathroom**

Obscure double glazed window to rear. Low level toilet, hand wash basin with pedestal and bath with screen and wall mounted shower over. Central heating radiator and tiling to splash prone areas.

### **Rear Garden**

Decking area with steps descending to laid lawn. Access to brick built BBQ and space for shed.

### **Parking**

Off road parking.





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welcome to

## Acheson Road, Shirley Solihull

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- KITCHEN
- GUEST WC
- BATHROOM

Tenure: Freehold EPC Rating: D

offers over

**£300,000**



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:  
SLY110461 - 0003

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