









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.

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.





Landing









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.

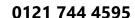
view this property online shipways.co.uk/Property/SLY110461



Property Ref: SLY110461 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



shipways





shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.