



Myton Drive, Shirley Solihull B90 1HP

welcome to

Myton Drive, Shirley Solihull

**** NOW BEING SOLD VIA PRIVATE TREATY **** A three bedroom semi-detached which requires modernisation but offers fantastic potential to be the ideal family home. The property is OFFERED CHAIN FREE.

##Invalid Field Name##

Note

Council tax band: C

Entrance Porch

Obscure double glazed door to front and double glazed window to side.

Entrance Hall

Obscure single glazed door to front. Central heating radiator.

Kitchen

11' 10" x 6' 7" (3.61m x 2.01m)

Single glazed window to front. A range of wall and base units with sink and drainer. Space for free standing appliances (cooker & fridge). Tiling to splash prone areas.

Lounge-Diner

18' x 10' 7" plus door recess (5.49m x 3.23m plus door recess)

Double glazed window to rear and double glazed door to rear. Central heating radiator and space for electric fire with feature fireplace.

Landing

Access to loft and storage cupboard (housing the water tank).

Bedroom One

13' 11" x 8' 7" (4.24m x 2.62m)

Single glazed window to rear. Central heating radiator.

Bedroom Two

10' 9" x 9' 1" (3.28m x 2.77m)

Double glazed window to rear. Central heating radiator.

Bedroom Three

8' 9" x 8' 7" (2.67m x 2.62m)

Single glazed window to front. Central heating radiator.

Bathroom

Obscure single glazed window to front. Low level toilet, hand wash basin with pedestal. Bath with wall mounted shower over. Floor to ceiling tiles and central heating radiator.

Front Garden

Laid lawn with bush.

Rear Garden

Patio area with laid lawn. An array of flower beds with plants, bushes and trees. Side gate access to front.

Garage

12' 8" x 8' 2" (3.86m x 2.49m)

Up and over door to front. Access to the boiler.





view this property online shipways.co.uk/Property/SLY110838



welcome to

Myton Drive, Shirley Solihull

- NO ONWARD CHAIN
- THREE BEDROOM SEMI-DETACHED
- FRONT & REAR GARDEN
- GARAGE & OFF ROAD PARKING
- FANTASTIC LOCATION WITH EASY ACCESS TO LOCAL AMENITIES

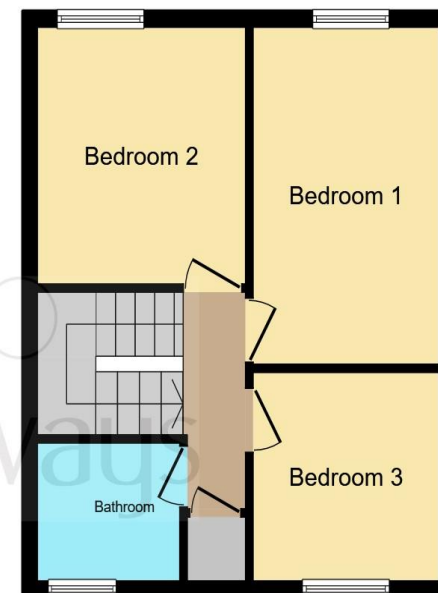
Tenure: Freehold EPC Rating: D

offers over

£250,000



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.

view this property online shipways.co.uk/Property/SLY110838



Property Ref:
SLY110838 - 0008

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 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.



0121 744 4595



shirley@shipways.co.uk



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



shipways.co.uk