



Myton Drive, Shirley, Solihull, B90 1HE

welcome to

Myton Drive, Shirley, Solihull

A deceptively spacious and well presented three bedroom link-detached, offered CHAIN FREE in the popular location of Shirley. The home is placed with close proximity to local amenities and is an ideal opportunity for a growing family.



Agent Note

The Council Tax Band is D.

Entrance Porch

Double glazed door and window to front.

Entrance Hall

Obscure single glazed door to front. Central heating radiator.

Lounge

15' 1" x 11' 11" max (4.60m x 3.63m max)
Double glazed bow window to front. Central heating radiator and gas fireplace.

Kitchen-Diner

10' 7" plus door recess x 15' 1" (3.23m plus door recess x 4.60m)
Double glazed window to rear and double glazed sliding door to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven with extractor hood over, microwave, gas hob & fridge). Tiling to splash prone areas, central heating radiator and access to storage cupboard,

Conservatory

(Not measured, please ensure it meets your requirements) Double glazed windows to side and rear. Double glazed door to side.

Utility

11' 5" plus door recess x 8' 1" plus door recess (3.48m plus door recess x 2.46m plus door recess)
Double glazed door to rear. A range of wall units with space for free standing appliances (washing machine, tumble drier & fridge-freezer). Central heating radiator and tiling to splash prone areas.

Guest Wc

Obscure double glazed window to rear. Low level toilet and hand wash basin with pedestal.

Landing

Obscure double glazed window to side. Access to loft and storage cupboard (housing the boiler).

Bedroom One

12' 9" to wardrobes x 8' 4" excluding door recess (3.89m to wardrobes x 2.54m excluding door recess)
Double glazed window to front. Central heating radiator and built-in-wardrobes with fitted drawers.

Bedroom Two

10' 11" x 8' 5" plus door recess (3.33m x 2.57m plus door recess)
Double glazed window to rear. Central heating radiator and storage cupboard.

Bedroom Three

9' 8" x 6' 5" (2.95m x 1.96m)
Double glazed window to front. Central heating radiator and storage cupboard.

Shower Room

Obscure double glazed window to rear. Hand wash basin and toilet with vanity unit. Walk in shower. Heated towel rail and floor to ceiling tiles.

Front Garden

Hedge to front and laid lawn.

Rear Garden

Patio area with laid lawn and further patio area overlooking the canal.

Garage

18' 1" x 8' 8" (5.51m x 2.64m)
Up and over door to front.

Parking

Off road parking



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Myton Drive, Shirley, Solihull

- THREE BEDROOM LINK-DETACHED
- LOUNGE
- KITCHEN-DINER
- CONSERVATORY
- SEPARATE UTILITY WITH GUEST WC

Tenure: Freehold EPC Rating: D

offers over

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SLY110891 - 0003

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