



Kingshurst Road, Shirley Solihull B90 2QP

welcome to

Kingshurst Road, Shirley Solihull

A deceptively spacious four bedroom link-detached situated in the popular area of Shirley. The home requires some modernisation but offers fantastic potential to make it an ideal family home. The property is also in close proximity to local amenities and offered CHAIN FREE.

Note

Council tax band: D

Entrance Porch

Double glazed door to front. Double glazed windows to front and side.

Entrance Hall

Obscure double glazed door to front. Two central heating radiators and access to storage cupboard.

Guest Wc

Obscure double glazed window to front. Low level toilet and wall mounted hand wash basin. Central heating radiator.

Kitchen

12' 1" x 11' 1" plus door recess (3.68m x 3.38m plus door recess)
Double glazed window to front and obscure single glazed door to side. A range of wall and base units with sink and drainer. Integrated appliances (oven, gas hob and dishwasher). Space for free standing appliances (washing machine & fridge-freezer). Central heating radiator and tiling to splash prone areas.

Lounge

18' 10" x 13' 11" plus door recess (5.74m x 4.24m plus door recess)
Double glazed sliding door to rear. Central heating radiator and electric fire.

Dining Area

9' 10" x 9' 2" (3.00m x 2.79m)
Double glazed window to side and rear. Central heating radiator.

Conservatory

9' 1" x 8' 5" plus door recess (2.77m x 2.57m plus door recess)
Double glazed window to rear and double glazed door to rear. Obscure single glazed door to side. Central heating radiator.

Lean To

Obscure double glazed door to front. Access to storage.

Landing

Obscure double glazed window to side. Access to loft and storage cupboard.

Bedroom One

10' to arch x 15' 2" to wardrobes (3.05m to arch x 4.62m to wardrobes)
Double glazed window to side and rear. Central heating radiator and fitted wardrobes. Hand wash basin with vanity unit and tiling to splash prone areas.

Bedroom Two

14' 1" x 11' 2" max (4.29m x 3.40m max)
Double glazed window to rear. Central heating radiator,

Bedroom Three

12' 4" x 9' 11" max (3.76m x 3.02m max)
Double glazed window to front. Central heating radiator and fitted wardrobes.

Bedroom Four

12' 2" x 9' 7" (3.71m x 2.92m)
Double glazed window to front. Central heating radiator and fitted wardrobes.

Bathroom

Two obscure double glazed windows to front. Low





level toilet, hand wash basin with vanity unit. Bath with screen. Central heating radiator and floor to ceiling tiles.

Front Garden

Wall to front with bushes.

Rear Garden

A patio area with laid lawn and flower beds with an array of plants, shrubs and bushes. Space for shed and greenhouse.

Garage

(Not measured, please ensure it meets your requirements). Up-and-over door to front. Door and window to rear.

Parking

Off road parking for multiple vehicles.



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Kingshurst Road, Shirley Solihull

- FOUR BEDROOM LINK-DETACHED
- OFFERED CHAIN FREE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- SPACIOUS GARAGE
- REAR GARDEN

Tenure: Freehold EPC Rating: D

£425,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SLY110290 - 0003

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