





**Sutton Gardens Lawnswood Avenue, Shirley Solihull B90 3QW** 



#### welcome to

### **Sutton Gardens Lawnswood Avenue, Shirley Solihull**

PART EXCHANGE SERVICE NOW AVAILABLE - LAST CHANCE TO BUY\*\* PLOT 5 @SUTTON GARDENS\*\* READY TO VIEW & RESERVE NOW!\*\* This Stunning Three Bedroom Detached Dormer Bungalow is Finished to an Exceptional Standard in a Brand New Private Cul- De Sac\*\*- Call now for details

# **Specification Throughout**

- . Oak or equivalent doors with contemporary chrome door handles & hinges
- . Carpet and underlay in bedrooms, stairs and landing & lounge.
- . UPVC triple-glazed windows with trickle vents and frosted glass in bathrooms, showers & private areas
- . Feature Bifolds (as indicated on floor plans)

#### Kitchen Area

- . Quartz worktops
- . Isolation switches for all appliances.
- . Contemporary, soft-close 18mm kitchen units
- . Fully Integrated appliances including fridge, freezer, dishwasher, electric hob, washer and dryer, electric oven and feature extractor
- . Complementary under-unit and kickboard LED lighting
- . Porcelain tiled floor continuous from hallway
- . Ceiling LED Down lighters
- . Underfloor Heating

#### Hall & Landing

- . Attractive house number plate
- . Welcoming Porcelain tiled floor
- . Oak Banister
- . Thermostat subject to regulations

#### **Bathrooms & Ensuites**

- . High-quality sanitary wear with vanity style sink unit
- . Oversized, monsoon style shower cubicles and showers over baths
- . Feature ceramic tiled flooring
- . Hand-picked, ceramic feature wall tiles
- . Extractor fan
- . LED low voltage inset accent ceiling lights
- . Hot & cold mixer taps

- . Centrally heated, designer anthracite towel rail
- . Obscure triple-glazed windows

#### **Living Room**

- . SKY ready, with pre-installed dish and 'Widescreen TV ready' wall trusses
- . TV & radio entertainment unit supplying amplified signal to all main reception rooms and bedrooms
- . BT Telephone points
- . Ceiling light pendant
- . Underfloor heating

#### **Bedrooms**

- . Double power sockets
- . 80% wool blend carpet and underlay.

#### **Outside**

- . Patio area from rear of house with block paved patio
- . Professionally turfed lawn
- . Exterior cold-water tap & power-point.
- . Useful garden shed
- . Close Boarded individual feather edge fence panels
- . Aluminum gutters and plastic downpipes
- . Visible alarm box
- . Light at side of front door (or porch)
- . Bulk head lights on outside walls of side passages & rear garden
- . Estate lighting throughout

#### Electrical

- . TV & Satellite points in Lounge, Kitchen and Bedrooms
- . Brushed Steel or similar plug sockets & switches
- . Pendant lights in Lounge and to all bedrooms
- . Hard wired smoke alarms (with battery backup)

#### **Plumbing**









- . SAP compliant air-source heat pump
- . Micro bore plastic pipe protruding from walls behind radiators to avoid unsightly view of pipes
- . Thermostatic controlled radiators

#### Hallway Living Room

14' 4" x 9' 5" ( 4.37m x 2.87m )

# **Dining Kitchen**

13' 11" x 10' 8" ( 4.24m x 3.25m )

#### **Bedroom Three**

10' 8" x 7' 10" ( 3.25m x 2.39m )

**Shower Room Landing** 

**Master Bedroom** 

11' x 9' 6" ( 3.35m x 2.90m )

#### **Bedroom Two**

14' 7" x 8' 10" ( 4.45m x 2.69m )

## Bathroom

Landscaped Rear Garden Off Road Parking For Two Cars

**Please Note** 

This listed specification may subject to change and should be verified by your solicitor - as such, this document does not form part of any contract.





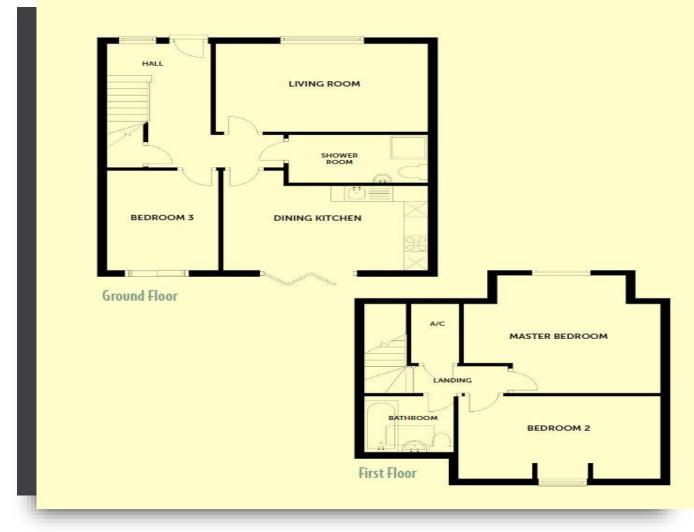
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# **Sutton Gardens Lawnswood Avenue, Shirley Solihull**

- PART EXCHANGE SERVICE NOW AVAILABLE
- Stunning Detached Dormer Bungalow
- Feature Bifold Doors from the Dining Kitchen Opening onto the Rear Garden
- 2 Bedrooms and Family Bathroom on the first floor
- Bedroom and shower room on the Ground floor

Tenure: Freehold EPC Rating: B

£420,000



#### view this property online shipways.co.uk/Property/SLY111113



Property Ref: SLY111113 - 0007 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.





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