



**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



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