



Tanworth Lane, Shirley Solihull B90 4BZ

welcome to

Tanworth Lane, Shirley Solihull

A beautifully presented and deceptively spacious three bedroom Edwardian semi-detached, nestled in the sought after area of Shirley. The home has traditional features combines with modern comfort, boasting an array of high ceilings and original fireplaces, offering an inviting space.

Disclaimer

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of the Connells Group.

Agent Note

The Council Tax Band is D.

Entrance Porch

Open canopy porch.

Dining Room

11' 11" plus bay x 11' 11" (3.63m plus bay x 3.63m)
Door to front and double glazed bay window to front with shutter blinds. Open fireplace and central heating radiator.

Living Room

12' 1" x 11' 10" into recess (3.68m x 3.61m into recess)
Double glazed door to rear. Log burner and central heating radiator.

Kitchen

13' max x 20' 6" (3.96m max x 6.25m)
Double glazed window to side and double glazed door to rear. A range of wall and base units with sink and drainer. Integrated appliance (oven) with gas hob and extractor hood over. Space for free standing fridge/freezer, washing machine and tumble dryer. Central heating radiator and tiling to splash prone areas.

Landing

Obscure double glazed window to side. Central heating radiator and access to upper floor.

Bedroom One

11' 10" x 11' 10" into recess (3.61m x 3.61m into recess)

Double glazed window to front. Original feature fireplace and central heating radiator.

Bedroom Two

8' 8" x 11' 8" max (2.64m x 3.56m max)
Double glazed window to rear. Central heating radiator.

Bathroom

Obscure double glazed window to rear. Low level toilet, hand wash basin with pedestal, roll top bath and shower cubicle. Heated towel rail and tiling to splash prone areas.

Bedroom Three/Loft Room

11' 7" max x 15' 5" plus eaves (3.53m max x 4.70m plus eaves)
Double glazed window to rear. Reduced ceiling height and storage in the eaves.

Rear Garden

Paved patio area to rear with brick path surrounded by mature shrubs and trees, leading down to a private lawn area with metal storage shed.
Opening up through a gate to further lawn area, with additional patio and seating area.

Parking

Off road parking for multiple vehicles.





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Tanworth Lane, Shirley Solihull

- THREE BEDROOM SEMI-DETACHED PLACED ACROSS THREE FLOORS
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM
- REAR GARDEN WITH SUMMERHOUSE

Tenure: Freehold EPC Rating: E

offers in the region of

£400,000



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:
SLY111512 - 0007

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells



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