



**Coton Grove, Shirley Solihull B90 1BS**

**welcome to**

## **Coton Grove, Shirley Solihull**

\*\* THREE BEDROOMS \*\* DETACHED BUNGALOW \*\* LOUNGE/DINING ROOM \*\* NO UPWARD CHAIN \*\* CONSERVATORY \*\* POTENTIAL TO EXTEND STPP \*\* DRIVEWAY FOR MULTIPLE VEHICLES \*\* EXCELLENT LOCATION \*\* IN NEED OF MODERNISATION \*\*

### **Agent Note**

The Council Tax Band is D.

### **Entrance Hall**

Three ceiling light points, radiator.

### **Lounge /Diner**

22' x 16' 9" ( 6.71m x 5.11m )

Three ceiling light points, fireplace, two wall light units, aircon units, two radiators.

### **Kitchen**

12' 3" x 8' 7" ( 3.73m x 2.62m )

Double glazed window to the rear, two ceiling light points, double glazed door to the rear, wall and drawer base units, sink basin, gas boiler cupboard, integrated oven and gas hob.

### **Conservatory**

12' 10" x 7' 5" ( 3.91m x 2.26m )

Single glazed window surround, single glazed sliding door to the rear, two wall lights, radiator.

### **Bedroom One**

12' 4" to wardrobes x 8' 7" ( 3.76m to wardrobes x 2.62m )

Ceiling light point, built in wardrobe, double glazed window to the front, radiator.

### **Bedroom Two**

12' 1" x 11' ( 3.68m x 3.35m )

Ceiling light point/fan, radiator, double glazed bay window to the front.

### **Bedroom Three**

8' 9" x 7' 7" ( 2.67m x 2.31m )

Double glazed window to the side, ceiling light point, radiator.

### **Bathroom**

Double glazed window to the side, wc, built in cupboards, ceiling light point, sink basin, shower, radiator.

### **Rear Garden**

Patio.





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Tenure: Freehold EPC Rating: D

offers over

**£300,000**



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