



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

Council Tax Band: D

offers over

£280,000



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:

SLY111048 - 0012

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