



**Amington Road, Shirley Solihull B90 2RF**

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## **Amington Road, Shirley Solihull**

A well-presented three-bedroom semi-detached home on the desirable Amington Road in Shirley, Solihull. Offering spacious living areas, a converted home office, and a practical layout ideal for modern family life, this property is conveniently located close to local amenities, schools, and transport.

### **Entrance Porch**

Storage cupboard.

### **Entrance Hall**

Stairs, radiator and right to lounge.

### **Cloakroom/WC**

Toilet, sink and full height tiling.

### **Lounge**

15' 6" x 12' ( 4.72m x 3.66m )

Window to front aspect, radiator and doors to rear garden.

### **Kitchen/Diner**

15' 5" x 10' 6" ( 4.70m x 3.20m )

Double electric oven, induction hob, sink, window to rear, space for dishwasher and under counter fridge, tiled floor and door to utility.

### **Utility Room**

Stairs, space for washing machine and dryer, boiler, door to rear garden and door to garage.

### **Bedroom One**

15' 8" max x 8' 5" ( 4.78m max x 2.57m )

Window to front, radiator, carpet and built-in wardrobe.

### **Bedroom Two**

10' 9" x 8' 6" ( 3.28m x 2.59m )

Window to rear, radiator and carpet.

### **Bedroom Three**

10' 2" x 6' 5" ( 3.10m x 1.96m )

Window to front, radiator, carpet and loft hatch with stairs.

### **Bathroom**

Shower, sink, toilet, window to rear and radiator.

### **Rear Garden**

Patio area, grass area and south east facing.

### **Garage**

18' 10" x 8' 1" ( 5.74m x 2.46m )

Half is used for a home office and half is used for storage.







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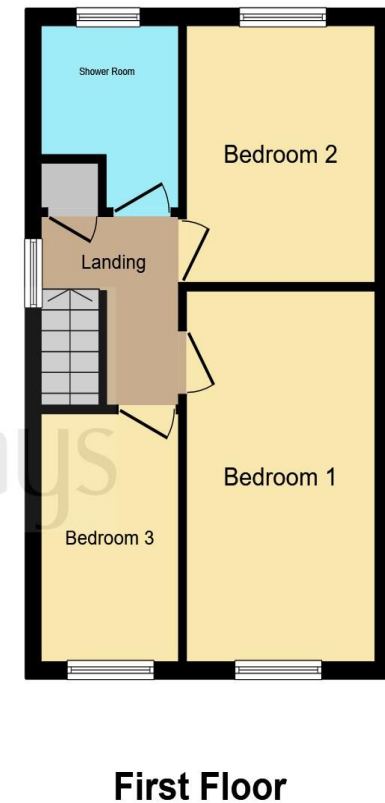
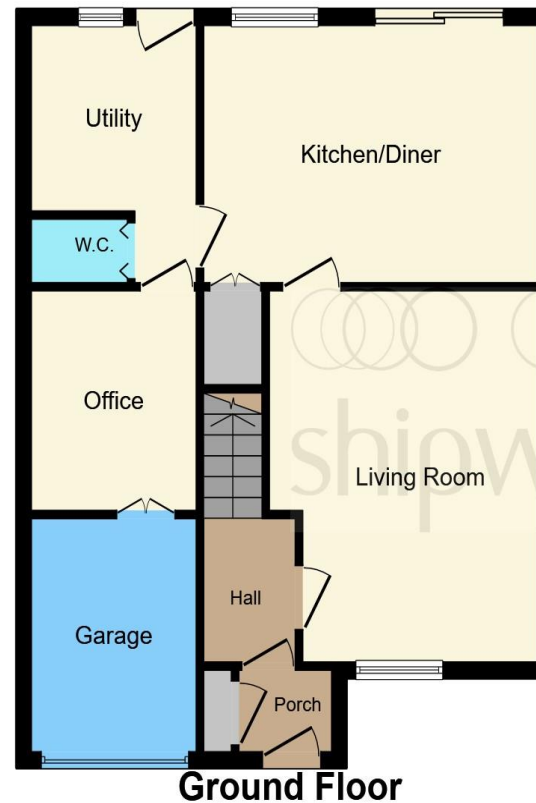
## Amington Road, Shirley Solihull

- Three well-proportioned bedrooms
- Spacious living room leading to kitchen diner
- Utility room with downstairs WC
- Converted garage providing a home office
- Modern shower room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£375,000**



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](http://www.focalagent.com)

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