









welcome to

Delrene Road, Shirley Solihull

** NO UPWARD CHAIN ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** EXTENDED ** DRIVEWAY ** GOOD SIZED GARDEN ** EXCELLENT LOCATION ** GOOD SCHOOL CATCHMENT **

Agent Note

The Council Tax Band is C.

Entrance Porch

Double glazed UPVC door and windows to front, wall light.

Entrance Hall

Single glazed window to side, stairs, wall light, radiator.

Cloakroom/Wc Lounge

14' 11" x 9' 11" (4.55m x 3.02m)

Double glazed sliding door to rear, fireplace, ceiling light point, radiator.

Dining Room

13' 3" x 10' 1" (4.04m x 3.07m)

Double glazed bay window to rear, double glazed UPVC door to rear, cupboards and worktops, door to cupboard, three ceiling light points, sink.

Utility Room

13' 7" x 6' 3" (4.14m x 1.91m)

Ceiling light point, UPVC door to front, single glazed window to side, double glazed window to front.

Landing

Wall light, loft hatch, double glazed window to side.

Bedroom One

13' 6" x 10' 6" (4.11m x 3.20m)

Double glazed bay window to front, ceiling light point, radiator.

Bedroom Two

14' 8" x 9' 11" (4.47m x 3.02m)

Double glazed bay window to rear, two wall lights,

radiator.

Bedroom Three

7' 3" x 5' 7" (2.21m x 1.70m)

Double glazed window to front, ceiling light point, radiator.

Bathroom/Wet Room

Double glazed window to rear and side, sink, ceiling light point, wc, radiator.

Front Garden

Laid to lawn.

Rear Garden

Patio, laid to lawn, shrubs, plants, trees.

Garage













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Delrene Road, Shirley Solihull

- NO UPWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UTLITY/STORAGE ROOM
- GUEST W/C

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

£315,000



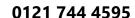
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: SLY111633 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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