



Dunton Hall Road, Shirley Solihull B90 2RA

welcome to

Dunton Hall Road, Shirley Solihull

A beautifully presented four-bedroom semi-detached home on the desirable Daunton Hall Road in Shirley, Solihull. This modern family property offers spacious open-plan living, a stylish kitchen, and a landscaped rear garden, with a driveway, garage, and front garden completing this impressive home.

Agent Note

This property is council tax band D.

Entrance Hall

Personnel door to garage, stairs.

Lounge

15' 7" x 11' 11" (4.75m x 3.63m)

Double glazed window to front, radiator, laminate flooring, electric fire, open-plan with dining room.

Dining Room

15' 5" x 10' 9" (4.70m x 3.28m)

Double glazed window & patio doors to rear garden, radiator, laminate flooring, kitchen door to side.

Kitchen

18' 10" x 8' 10" (5.74m x 2.69m)

Integrated fridge freezer & dishwasher, gas hob, double electric oven, quartz worktops & splash-back, tiled flooring, spotlights, boiling tap, garbage disposer.

Bedroom 1

15' 6" x 8' 5" (4.72m x 2.57m)

Double glazed window to front, radiator, laminate flooring, built in wardrobes.

Bedroom 2

12' 7" x 8' 8" (3.84m x 2.64m)

Double glazed window to rear, radiator, laminate flooring, built in wardrobe.

Bedroom 3

13' 9" x 8' (4.19m x 2.44m)

Double glazed window to rear, radiator, laminate flooring, built in wardrobe & desk.

En-Suite

Shower, low level flush w/c, wash hand basin, towel radiator, fully tiled, window to side.

Bedroom 4

11' 10" x 8' 1" (3.61m x 2.46m)

Double glazed window to front, radiator, built in wardrobe & desk.

Bathroom

Window to rear, shower, low level flush w/c, wash hand basin, fully tiled, towel rail.

Bedroom 5

9' 8" x 6' 9" (2.95m x 2.06m)

Double glazed window to front, radiator, laminate flooring.

Rear Garden

Patio area as you walk out, step up to grass on each side, south/west facing, paved circle in the middle.

Garage

17' x 8' 6" (5.18m x 2.59m)

Electrics, space for washing machine & dryer, boiler, integrated garage.





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- Four well-proportioned bedrooms
- Spacious open-plan lounge and dining area
- Modern fitted kitchen with rear garden access
- Porch with access to the garage
- Handy under-stairs storage cupboard

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£450,000



Ground Floor



First Floor

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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