



Sidenhill Close, Shirley

Offers Around £524,250

- NO UPWARD CHAIN
- EXTENDED DINING ROOM
- FOUR GOOD BEDROOMS
- GUEST CLOAKS WC
- BLOCK PAVED DRIVEWAY
- EXTENDED LOUNGE
- NEWLY FITTED KITCHEN
- BATHROOM & 2 EN SUITES
- REAR GARDEN & GARAGE
- VIEWING ESSENTIAL

Sidenhill Close is a small cul-de-sac located on the popular 1970's development 'Demontfort Park' built by Greaves and Lovell Homes. There is an excellent choice of schools in the area, with Woodlands Infant and Shirley Heath Junior schools both within walking distance and within the catchment area (subject to confirmation from the Education Authority).

The property is ideally located for a host of leisure and retail facilities, including the nearby Sears Retail Park and renown Touchwood Shopping centre that has an array of popular retail names. Residents are spoilt for choice for supermarkets with several options within a 10 min drive including Sainsbury's, Asda, Tesco, Aldi and Waitrose.

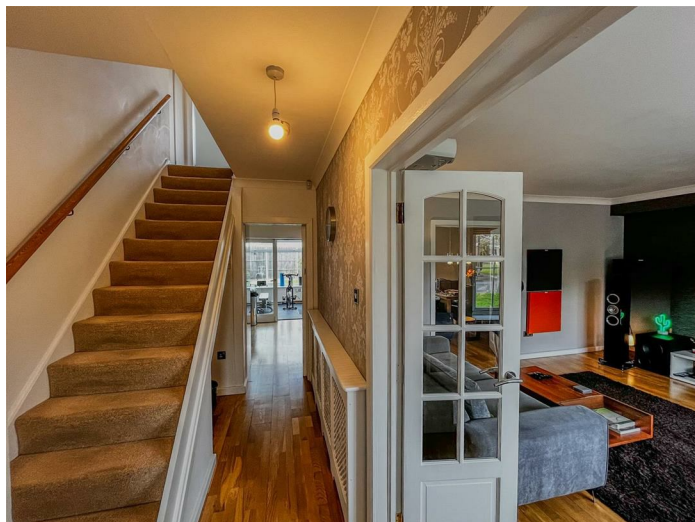
Transport links to the property offer multiple options for commuters into Central London and Birmingham City centre with a number of train stations within a 2-mile radius.. Road links are also convenient with easy access to junction 4 of the M42 and Birmingham airport.

An ideal location therefore for this well maintained, extended and improved detached house which occupies a generous corner plot which is set back from the road behind a deep block paved driveway flanked by a lawned fore garden which extends around the side of the property along Micklehill Drive. The driveway leads to the garage and to a UPVC double glazed front door which opens directly to the

PORCH ENTRANCE

Having wall light point, oak veneer flooring, UPVC double glazed windows to the side and front and oak front door with glazed inset opening to the

RECEPTION HALLWAY

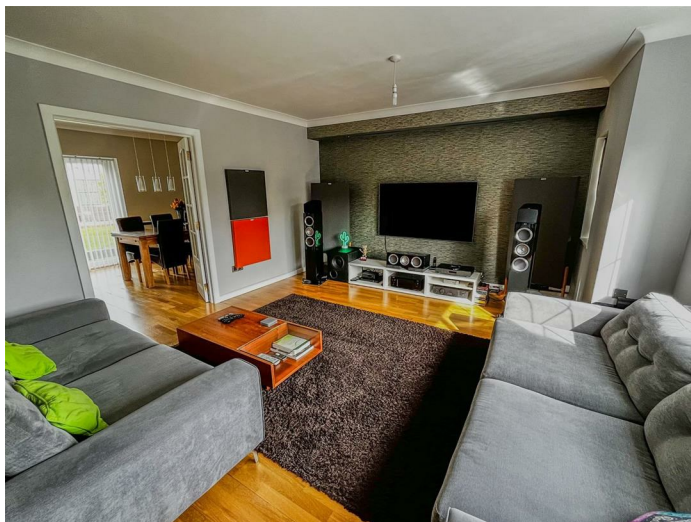


Having ceiling light point, central heating radiator, staircase rising to the first floor, oak veneer flooring, pocket door to the kitchen, double opening part glazed doors to the lounge and door opening to the

GUEST CLOAKS WC

Having UPVC double glazed window to the front, wall light point, oak veneer flooring, low level WC and wall mounted wash hand basin

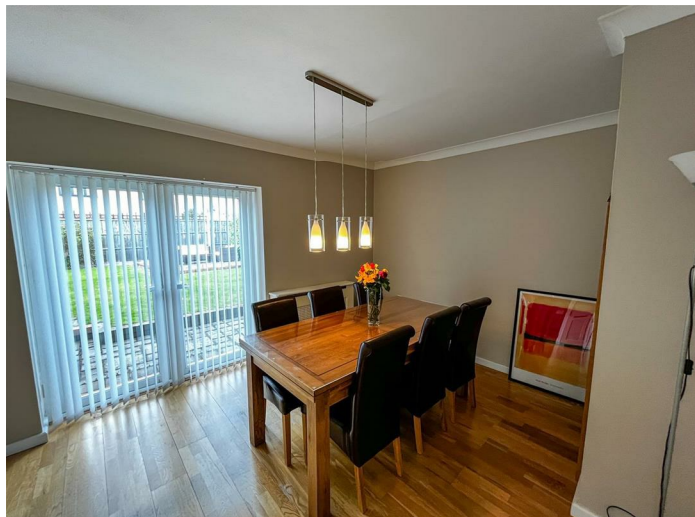
EXTENDED LOUNGE **16'5" x 14'2" (5.00m x 4.32m)**



Having two UPVC double glazed windows to the front, ceiling light point, oak veneer flooring, central heating radiator and double opening part glazed doors leading to the



EXTENDED DINING ROOM
13'5" x 10'4" (4.09m x 3.15m)



Having UPVC double glazed double opening doors to the rear garden, oak veneer flooring, ceiling light point, central heating radiator and double opening part glazed doors leading to the



SUPERB REFITTED BREAKFAST KITCHEN
17'2" x 10'3" (5.23m x 3.12m)



Having recessed ceiling spotlights, designer central heating radiator, oak veneer flooring, pocket door returning to the hallway, double opening glazed doors and light release

window to the conservatory and being fitted with a comprehensive range of wall and base mounted storage units with quartz work surfaces over having undermounted 1.5 bowl sink with mixer tap, space for range style oven with extractor canopy over, integrated microwave, integrated washing machine and space for an American style fridge freezer with unit surround



CONSERVATORY
15'8" x 8'9" (4.78m x 2.67m)



Having oak veneer flooring, UPVC double glazed windows and double opening doors to the rear garden

FIRST FLOOR LANDING

Having ceiling light point, loft hatch access and doors opening to four bedrooms and family bathroom

BEDROOM ONE
12'9" x 9'2" (3.89m x 2.79m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and open access to the

DRESSING AREA

Having recessed ceiling spotlights, built in wardrobes and door opening to the

EN SUITE SHOWER ROOM



Having UPVC double glazed window to the front, full height wall tiling, recessed ceiling spotlights, heated towel rail, quadrant shower cubicle, vanity unit with wash hand basin and low level WC

BEDROOM TWO
10'0" x 9'9" (3.05m x 2.97m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and open access to the

DRESSING AREA

Having fitted wardrobes, central heating radiator, recessed ceiling spotlights and door opening to the

EN SUITE BATHROOM



Having UPVC double glazed window to the rear, full height wall tiling, recessed ceiling spotlights, heated towel rail, Jacuzzi bath, vanity unit with wash hand basin and low level WC

BEDROOM THREE
12'0" x 7'6" (3.66m x 2.29m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and interconnecting door leading to

BEDROOM FOUR
15'7" to rear of fitted wardrobe x 5'10" (4.75m to rear of fitted wardrobe x 1.78m)



Having two UPVC double glazed windows to the rear, ceiling light point, two central heating radiators and built in wardrobe

FAMILY BATHROOM



Having UPVC double glazed window to the front, ceiling light point, feature ceiling surround illumination, central heating radiator, claw foot bath, pedestal wash hand basin and low level WC

SINGLE GARAGE
17'6" x 7'7" (5.33m x 2.31m)

Having up and over door to the front, light, power, central heating boiler and pressurised hot water cylinder

WIDE REAR GARDEN



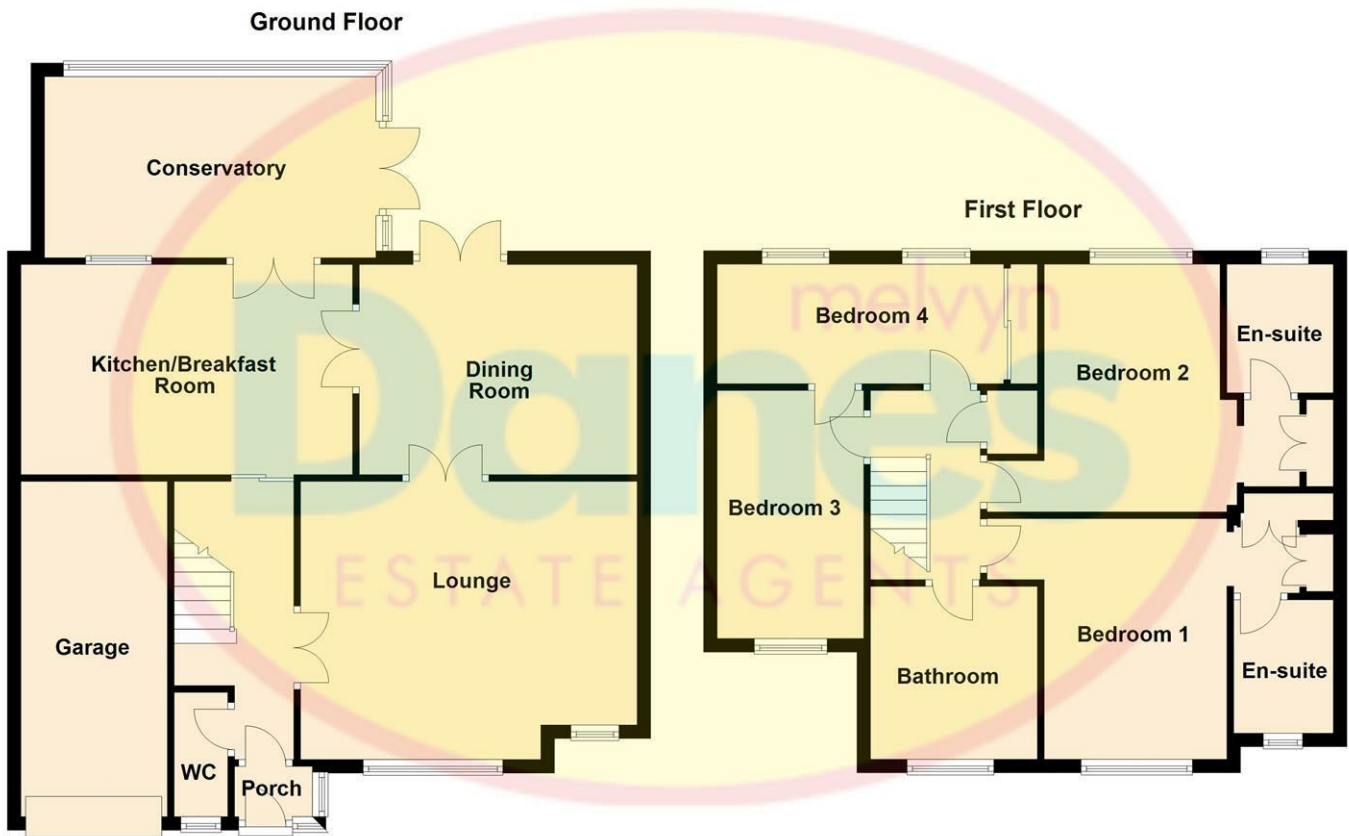
Having paved patio area with gated access to the front, raised sleep edged lawn with additional paved seating area, mature laurel hedge screening to the side, decked patio area and defined boundaries





FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

COUNCIL TAX - Band E

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



2 Sidenhill Close Shirley Solihull B90 2QD

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	