

Binton Road, Shirley

Offers Around £550,000

- WELCOMING RECEPTION HALLWAY
- LOUNGE WITH LOG BURNER
- BOOT ROOM/UTILITY
- SUPERB FAMILY BATHROOM
- DELIGHTFUL REAR GARDEN
- GUEST CLOAKS WC
- SUPERB EXTENDED FAMILY KITCHEN
- FOUR BEDROOMS
- SINGLE GARAGE
- VIEWING IS ESSENTIAL

Binton Road is a popular residential road situated between Neville Road and Loxley Avenue. Constructed in the late 1950's this cluster of similar properties are located in a most convenient position close to the amenities of Shirley, yet in close proximity to woodland, the bridlepath and the fisheries along Bills Lane.

Along the A34 Stratford Road there is an excellent choice of shops, business premises, restaurants and pubs which are augmented by the superstores sited on the retail park on Marshall Lake Road.

There are well regarded schools in the area including Our Lady of the Wayside Roman Catholic School, Haslucks Green Junior School and Burman Infant School. We are advised that the property currently falls into Light Hall Senior School catchment area. All school catchments are subject to confirmation from the local education department.

There is a thriving business community in the Shirley area which extends south along the A34 to the Cranmore, Widney and Solihull business parks and on to the Blythe Valley Business Park which is sited on the junction with the M42 motorway which provides access, via its junction with the A45, to The National Exhibition Centre, Birmingham International Airport and Station.

An excellent location therefore for this greatly extended and much improved semi detached house which is set back from the road behind a full width front driveway with hedgerow screening to the fore. The driveway extends to a double glazed front door which provides access to the

PORCH ENTRANCE

Having tiled flooring, recessed ceiling spotlights and front door with side light release windows, opening to the

WELCOMING RECEPTION HALLWAY

Having oak balustrade staircase rising to the first floor accommodation, ceiling light point, central heating radiator, 'herringbone' LVT flooring, door to the lounge and feature 'crittles' style glazed door with matching side glazed panel, opening to the kitchen area

LOUNGE

22'3" max into bay x 10'11" (6.78m max into bay x 3.33m)



Having UPVC double glazed bay window to the front, two ceiling light points, two central heating radiators, feature log burner with mantle shelf over and double opening doors leading to the

FAMILY/DINING ROOM

24'7" x 11'10" x (7.49m x 3.61m x)



Having 'crittles' style double glazed double opening doors with large side light release windows overlooking and opening to the rear garden, feature glazed lantern roof light, 'herringbone' style LVT flooring with underfloor heating, open access to the kitchen area, recessed ceiling spotlights and ceiling light point and media wall with lower level storage cupboards and wall shelving

KITCHEN AREA

19'1" max x 14'9" max (5.82m max x 4.50m max)



Having recessed ceiling spotlights, 'herringbone' LVT flooring with underfloor heating, open access to the boot room/utility and being fitted with a comprehensive range of shaker style units with granite worksurfaces over, double bowl ceramic sink with mixer tap, central island unit with inset induction hob and ceiling mounted extractor fan, integrated dishwasher, fridge and freezer

UTILITY/BOOT ROOM

6'6" x 5'4" (1.98m x 1.63m)

Having recessed ceiling spotlights, 'herringbone' style LVT flooring, shelving and storage built in with space and plumbing for an automatic washing machine and tumble drier

FIRST FLOOR LANDING

Having ceiling spotlight, loft hatch access with drop down ladder and doors off to four bedrooms and family bathroom

BEDROOM ONE
15'2" x 8'9" (4.62m x 2.67m)



Having UPVC double glazed windows to the rear, ceiling light point central heating radiator, decorative cast iron fireplace and concealed wardrobes providing hanging rail and shelf storage

BEDROOM TWO
12'0" x 11'2" (3.66m x 3.40m)

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

BEDROOM THREE
11'4" x 7'9" (3.45m x 2.36m)

Having two UPVC double glazed windows to the front, ceiling light point and central heating radiator

BEDROOM FOUR
11'1" max x 7'8" max (3.38m max x 2.34m max)

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in wardrobes

SUPERB FAMILY BATHROOM

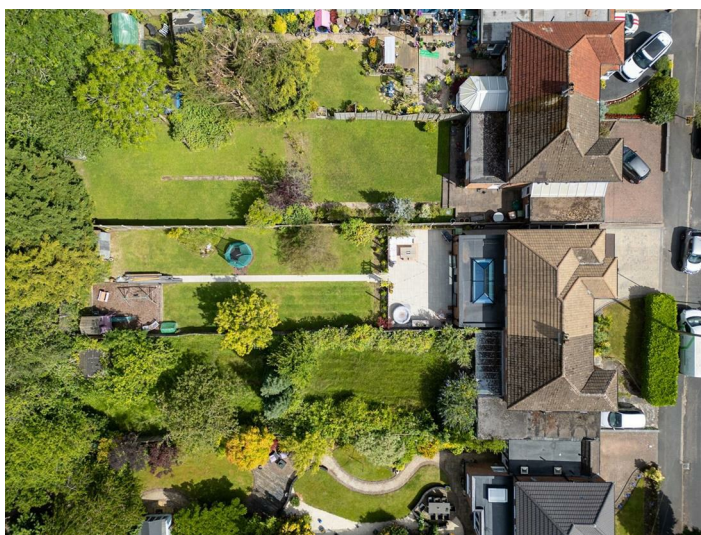
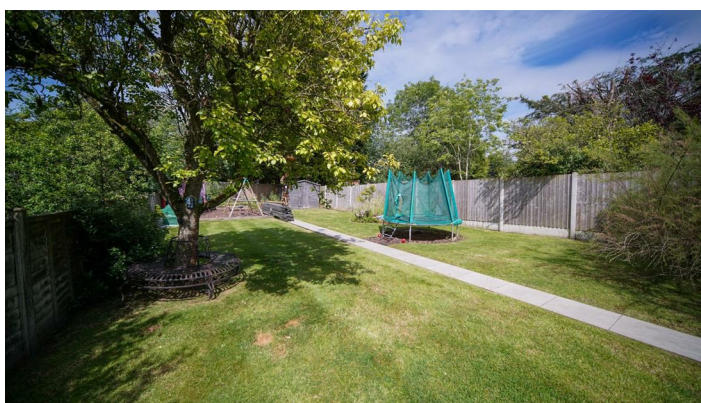


Having UPVC double glazed windows to the front and side, recessed ceiling spotlights, heated towel rail, double ended bath, twin wash hand basins, low level WC, tandem shower enclosure with glazed screen and floor drain, complementary wall and floor tiling

DELIGHTFUL REAR GARDEN



Having full width paved patio area with outside tap and gated side access, extensive lawn beyond with defined boundaries and bark chipped play area to the rear with garden shed

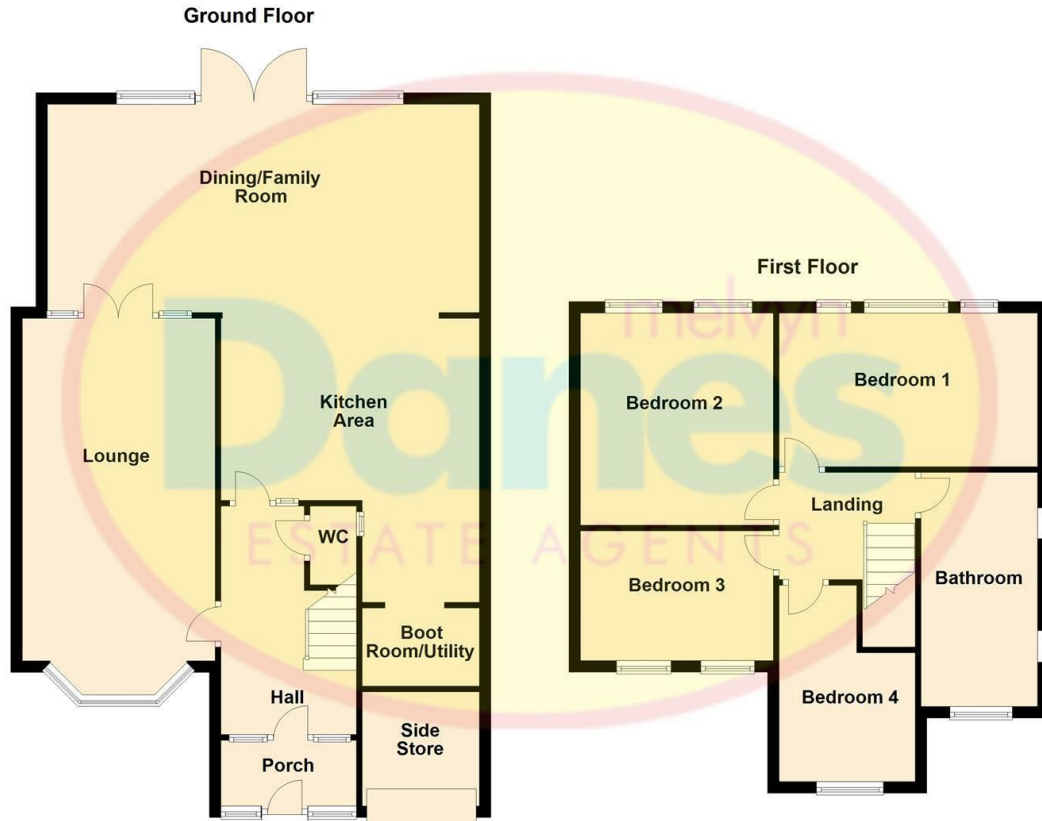


SIDE STORE
7'1" x 6'7" (2.16m x 2.01m)

Having remote control roller shutter door to the front driveway

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.

COUNCIL TAX - Band D

VIEWING

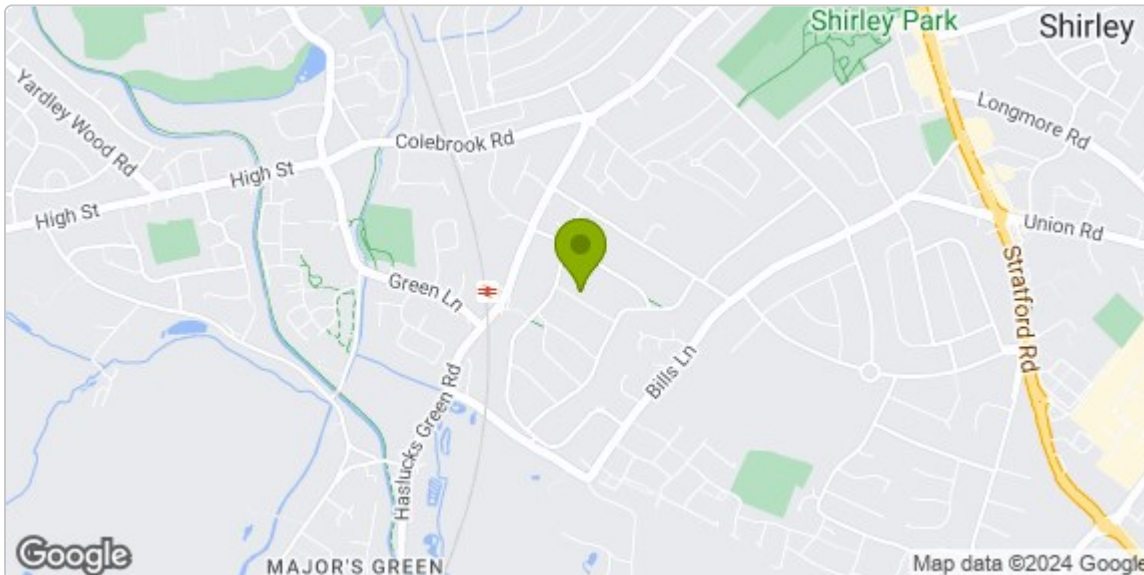
By appointment only please with the Shirley office on 0121 744 2801. VIEWING By appointment only please with the Shirley office on 0121 744 2801.

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.



Full Postal Address:
11 Binton Road Shirley
Solihull B90 2QH

Council Tax Band: D

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

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk