



Lighthall Lane, Shirley

Offers Over £500,000

- RECEPTION HALLWAY
- LOUNGE/BEDROOM FIVE
- TWO DOUBLE BEDROOMS WITH EN-SUITES
- FAMILY BATHROOM
- GARAGE
- KITCHEN/DINING LIVING SPACE
- TWO GUEST CLOAKS
- TWO FURTHER BEDROOMS
- REAR GARDEN
- DRIVEWAY

Lighthall Lane is located on the exciting new Lucas Green development that is situated on the edge of Shirley; ideally placed to take advantage of the facilities offered by both Shirley town centre and the popular Solihull town centre, with the modern and vibrant Touchwood Centre and a mainline train station with links to Birmingham and London.

Some 1.5 miles away from the property is the M42 motorway forming the heart of the Midland Motorway Network. Two junctions down the M42 is junction 6 with direct access to Birmingham International Airport and the National Exhibition Centre.

An ideal location therefore for this very well presented modern three storey semi detached house which was constructed originally by Bellway Homes and offers versatile living accommodation that has been maintained to a high standard by the current owners who purchased the property when new.

Sitting back from the road behind a small shrubbed foregarden flanked by a block paved driveway that leads to the side garage. A composite front door with double glazed insets opens directly to the

RECEPTION HALLWAY

Having two ceiling light points, central heating radiator, stairs rising to first floor landing and doors off to under stair storage cupboard, guest cloaks, sitting room and

DINING ROOM

9'1" x 8'1" (2.77m x 2.46m)



Having double glazed window to front aspect, ceiling light point, central heating radiator, tiled floor and opening to

KITCHEN

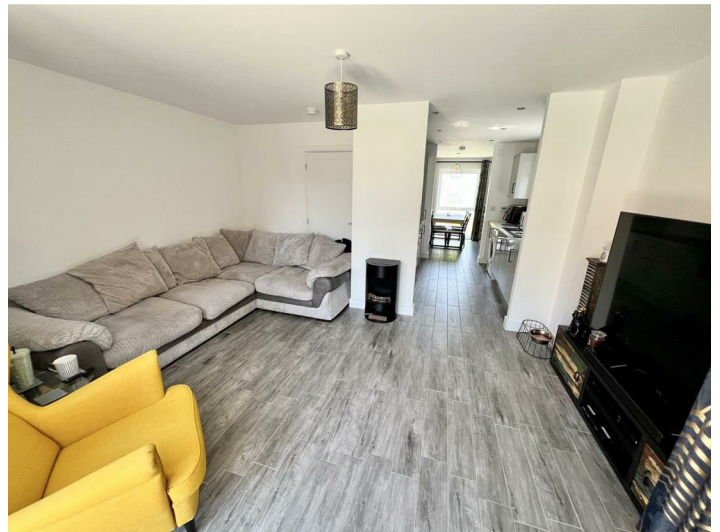
9'10" x 8'1" (3.00m x 2.46m)



Having double glazed window to side aspect, a fitted kitchen with a range of wall and base units, integrated appliances including dishwasher, electric oven, microwave/oven/grill, four ring induction hob and fridge freezer, space and plumbing for washing machine, recessed lights and opening to

SITTING ROOM

13'9" max x 14'10" max (4.19m max x 4.52m max)



Having double glazed French doors to rear garden with double glazed windows to either side, ceiling light point, central heating radiator and tiled floor

GUEST CLOAKS



Having double glazed window to front aspect, low level wc, pedestal wash hand basin, ceiling light point, central heating radiator and tiled floor

FIRST FLOOR LANDING

Having ceiling light point, central heating radiator, stairs rising to second floor landing and doors off to bedroom two, guest cloaks and

LOUNGE/BEDROOM FIVE

11'5" x 16'3" (3.48m x 4.95m)



Having two double glazed windows to rear elevation, ceiling light point and two central heating radiators

BEDROOM TWO

12'9" max x 10'3" max (3.89m max x 3.12m max)



Having double glazed window to front elevation, ceiling light point, central heating radiator, built in wardrobe and door to

EN-SUITE



Having double glazed window to front elevation, thermostatic shower with glazed sliding door, low level wc, wall mounted wash hand basin, recessed lights and central heating radiator

GUEST CLOAKS



Having double glazed window to side elevation, low level wc, pedestal wash hand basin, ceiling light point and central heating radiator

SECOND FLOOR LANDING

Having ceiling light point, loft access and doors off to the three bedrooms and family bathroom

MASTER BEDROOM

13'4" door recess x 10'3" (4.06m door recess x 3.12m)



Having double glazed window to front elevation, ceiling light point, central heating radiator, door to storage cupboard housing hot water cylinder and door to

EN-SUITE



Having double glazed window to front elevation, thermostatic shower with glazed sliding door, low level wc, wall mounted wash hand basin, recessed lights and central heating radiator

BEDROOM THREE

11'8" x 7'0" (3.56m x 2.13m)



Having double glazed window to rear elevation, ceiling light point and central heating radiator

BEDROOM FOUR
8'11" max x 7'11"max (2.72m max x 2.41mmax)



Having double glazed window to rear elevation, ceiling light point and central heating radiator

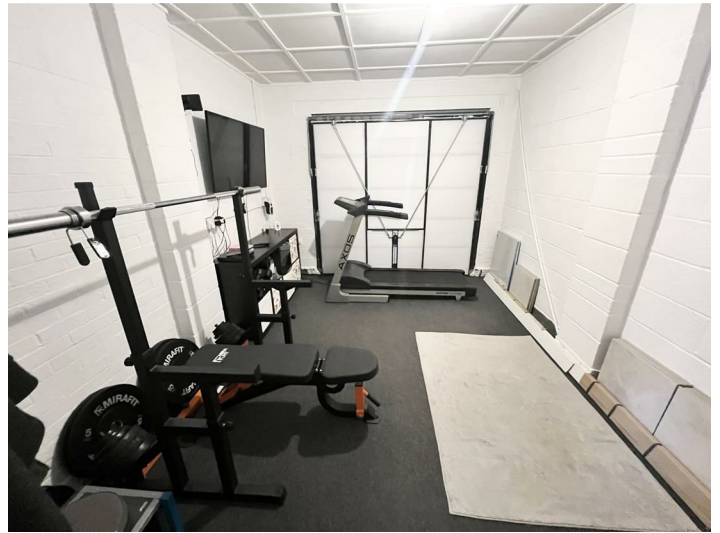
FAMILY BATHROOM



Having double glazed window to side elevation, panel bath, low level wc, wall mounted wash hand basin, tiling to splash prone areas and floor, recessed lights and chrome heated towel rail

OUTSIDE

DETACHED GARAGE
20'3" x 10'6" (6.17m x 3.20m)



Having up and over door to the front driveway and courtesy door to the rear garden. The current owners have partitioned it off to have a gym space and storage area to the rear.

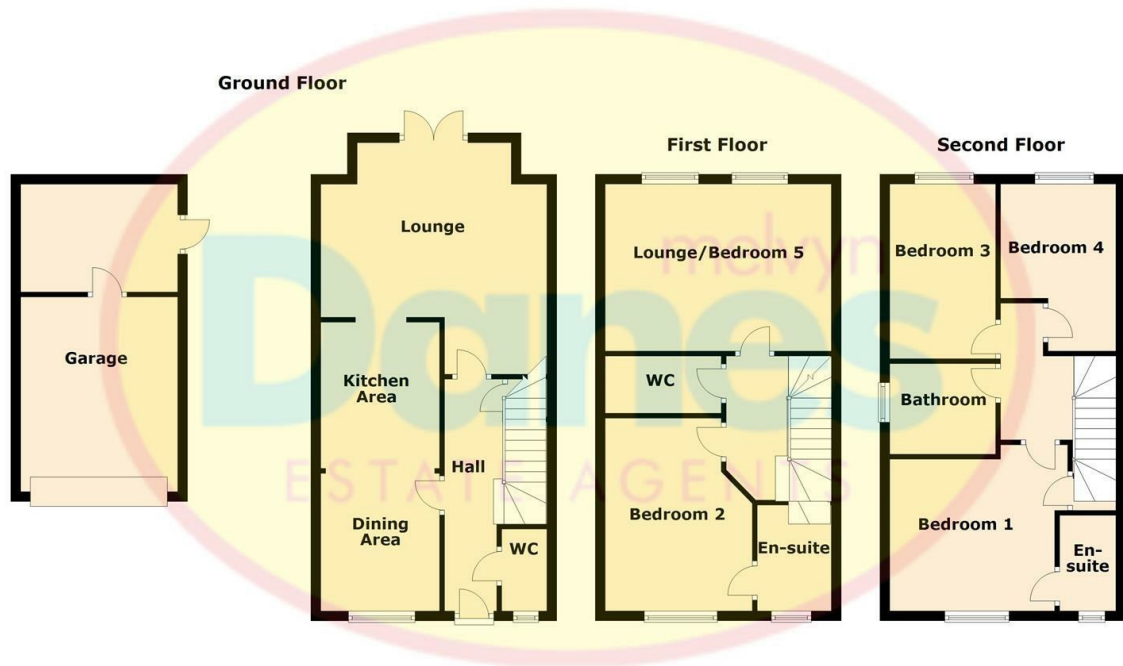
REAR GARDEN



A well presented low maintenance rear garden with paved patio area and path with artificial lawn. There is a gate giving access to the 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.



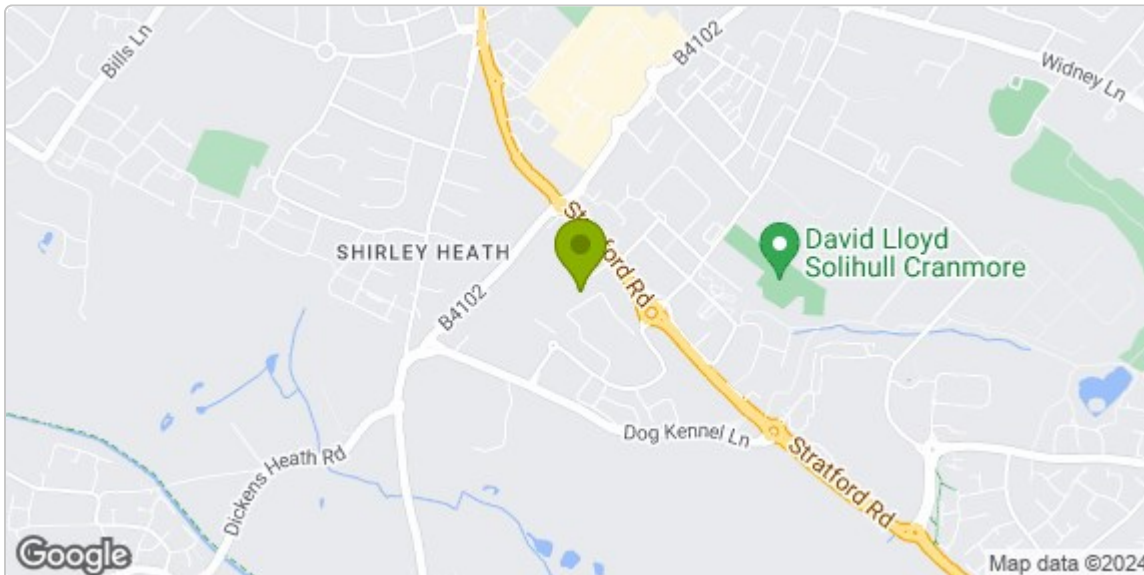
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: E

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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 will be no delay in agreeing the sale.



Full Postal Address:
85 Lighthall Lane Shirley
Solihull B90 4FS

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(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	

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