



**Bills Lane**  
Shirley, Solihull

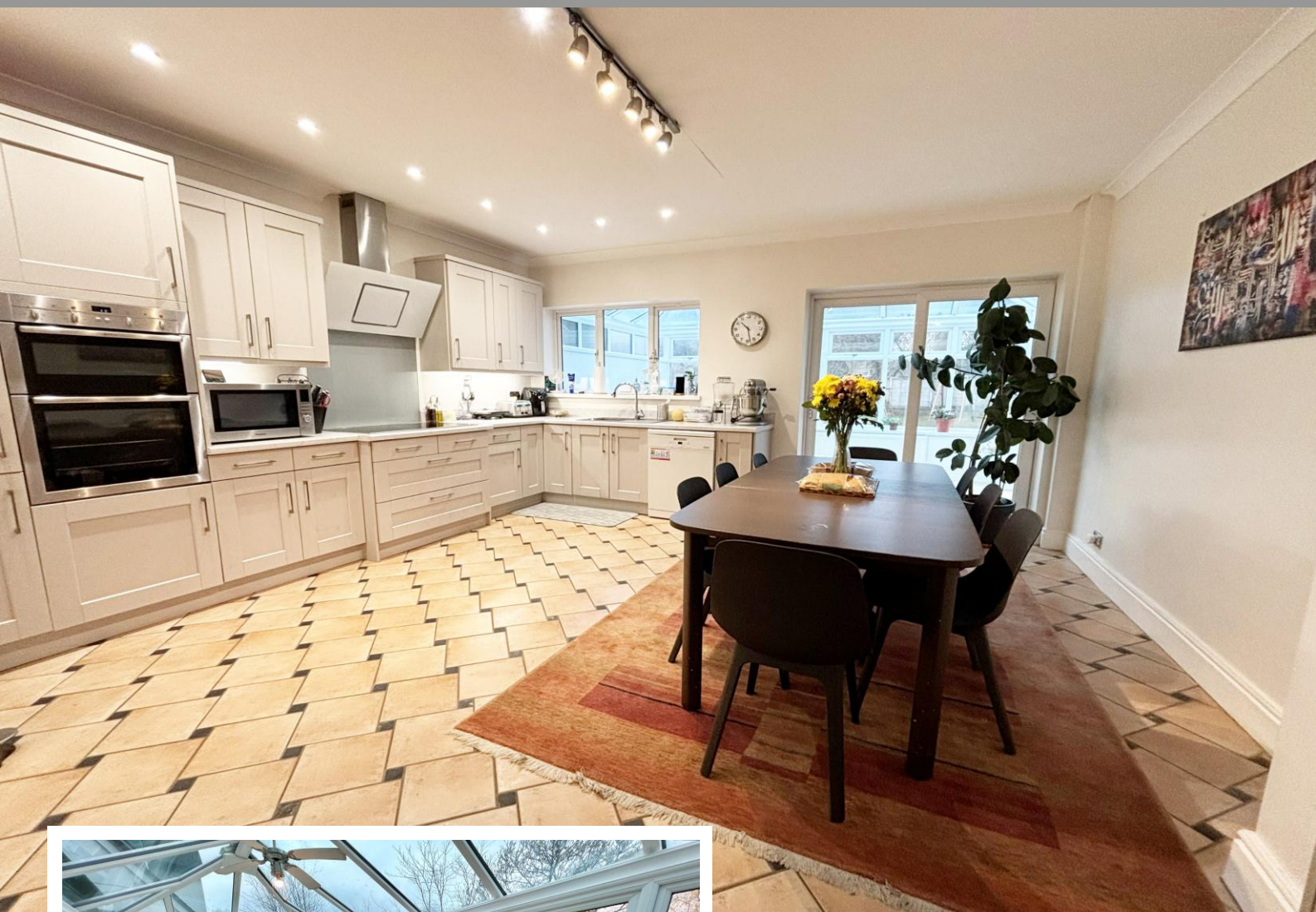
- A Well Presented Four Bedroom Semi-Detached Family Home
- Superb Open Plan Family Kitchen/Diner & Spacious Lounge
- Westerly Facing Rear Garden & Garage Store
- Ground Floor Shower Room & Family Bathroom

**£535,000**

Current EPC Rating - D  
Current Council Tax Band - E





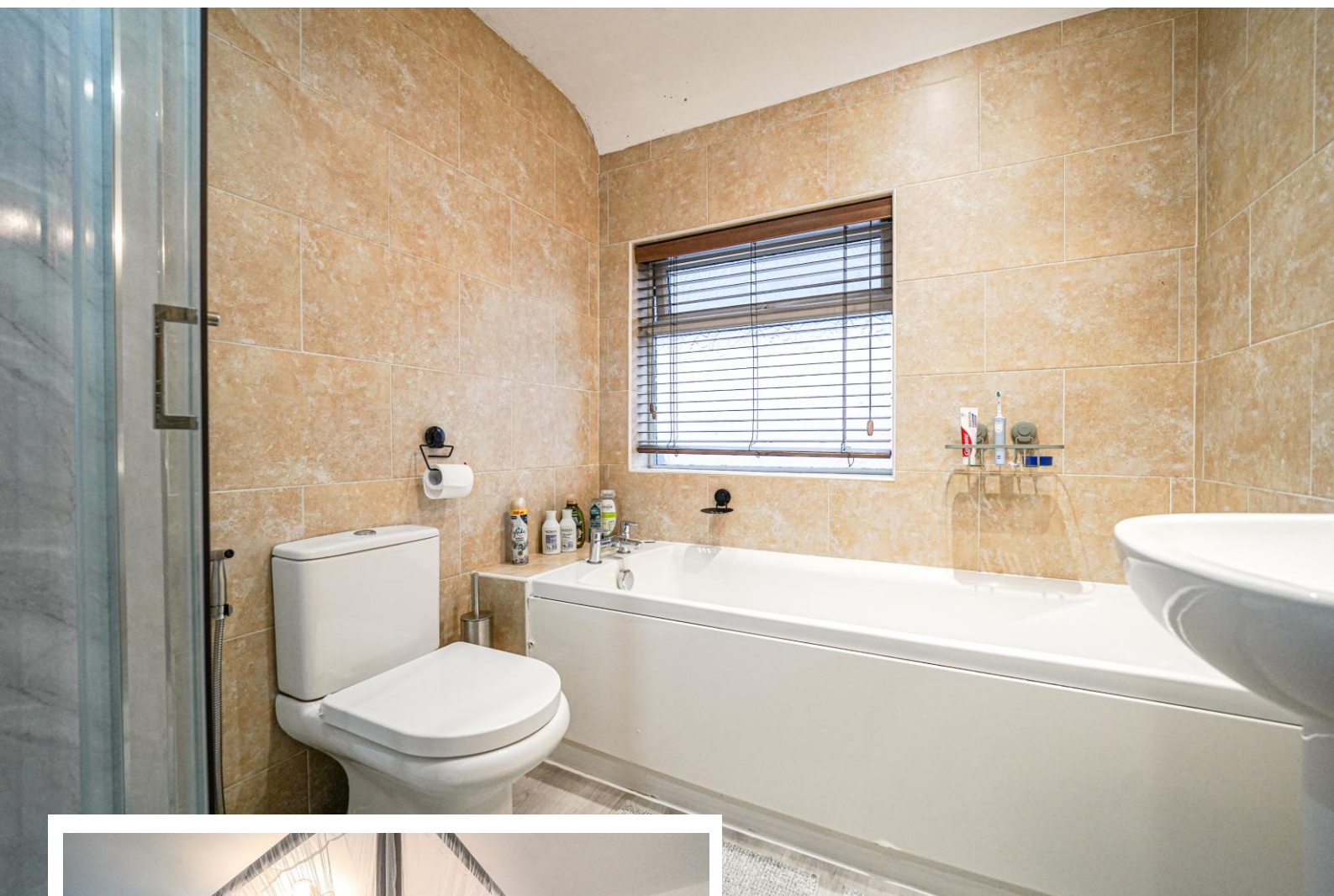


## Property Description

A well presented semi-detached family home benefitting from four good size bedrooms, extended open plan family dining kitchen, two reception rooms, conservatory, ground floor shower room, utility area, four piece family bathroom, good size Westerly facing rear garden, garage store and off road parking

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42





## Rooms & Measurements

Reception Room One to Front 4.88m x 3.99m (16'0" x 13'1")

Reception Room Two to Rear 4.5m x 3.48m (14'9" x 11'5")

Extended Family Dining Kitchen to Rear 6.2m x 4.7m (20'4" x 15'5")

Utility Area 2.18m x 1.68m (7'2" x 5'6")

Ground Floor Shower Room

Conservatory 4.78m x 2.79m (15'8" x 9'2")

Bedroom One to Front 4.7m x 3.99m (15'5" x 13'1")

Bedroom Two to Rear 4.39m x 3.48m (14'5" x 11'5")

Bedroom Three to Rear 3.48m x 2.39m (11'5" x 7'10")

Bedroom Four to Front 2.39m x 2.18m (7'10" x 7'2")

Four Piece Family Bathroom 2.39m x 1.88m (7'10" x 6'2")

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - E





316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.