



Horton Grove, Shirley

Offers Over £585,000





Horton Grove

Shirley, Solihull

PROPERTY OVERVIEW

Nestled within a tranquil cul-de-sac, this stunning four-bedroom detached property represents the epitome of a superb family home. Boasting an abundance of natural light throughout its expansive living spaces, this residence offers both comfort and sophistication in equal measure.

Upon entering the property, you are greeted by a welcoming entrance hallway that leads seamlessly into the spacious living room, providing an ideal environment for relaxation and entertainment. The adjoining dining room offers picturesque views of the rear garden, creating a serene backdrop for family gatherings and social occasions.



The heart of the home lies within the well-appointed breakfast kitchen, which exudes both style and functionality. For added convenience, a utility room leads to a large garage, providing practical storage solutions for all your household needs.

Council Tax band: F

Tenure: Freehold

- Four Bedroom Detached Property
- Quiet Cul-De-Sac Location
- Abundance Of Natural Light Throughout
- Spacious Living Room
- Fitted Breakfast Kitchen



Upstairs, the property boasts four generously proportioned bedrooms, each thoughtfully designed to cater to the needs of a growing family. The principal bedroom features a luxurious large ensuite, offering a private sanctuary for rest and relaxation. Bedrooms two and three are complemented by fitted storage solutions, while all remaining bedrooms are serviced by a well-appointed family bathroom, ensuring comfort and convenience for every member of the household.

Outside, the property enjoys a delightful rear garden, a tranquil oasis that is mainly laid with lawn. This outdoor space provides the perfect setting for al fresco dining, outdoor play, or simply basking in the beauty of nature.

In summary, this impeccably maintained property offers a rare combination of style, space, and functionality, making it the ideal choice for those seeking a contemporary home in a peaceful residential setting. With its prime location, ample living space, and modern amenities, this property presents a unique opportunity to experience the best of family living.

ITEMS INCLUDED IN SALE

Hotpoint integrated oven, Ikea integrated hob, extractor, all carpets, some curtains, all blinds, fitted wardrobes in three bedrooms and all light fittings.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers. Broadband - B.T. Loft space - partially boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





ENTRANCE HALLWAY

WC

5' 4" x 4' 4" (1.63m x 1.32m)

LIVING ROOM

16' 9" x 11' 9" (5.10m x 3.59m)

DINING ROOM

11' 9" x 10' 2" (3.59m x 3.11m)

BREAKFAST KITCHEN

12' 0" x 11' 6" (3.66m x 3.50m)

UTILITY ROOM

7' 4" x 4' 11" (2.24m x 1.49m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 6" x 11' 9" (4.11m x 3.59m)

ENSUITE

12' 1" x 5' 1" (3.69m x 1.54m)

BEDROOM TWO

9' 9" x 8' 9" (2.97m x 2.66m)

BEDROOM THREE

11' 7" x 8' 3" (3.54m x 2.51m)

BEDROOM FOUR

8' 5" x 6' 9" (2.57m x 2.06m)

BATHROOM

8' 8" x 6' 8" (2.64m x 2.04m)

TOTAL SQUARE FOOTAGE

Total floor area: 118.0 sq.m. = 1270 sq.ft. approx.

OUTSIDE THE PROPERTY

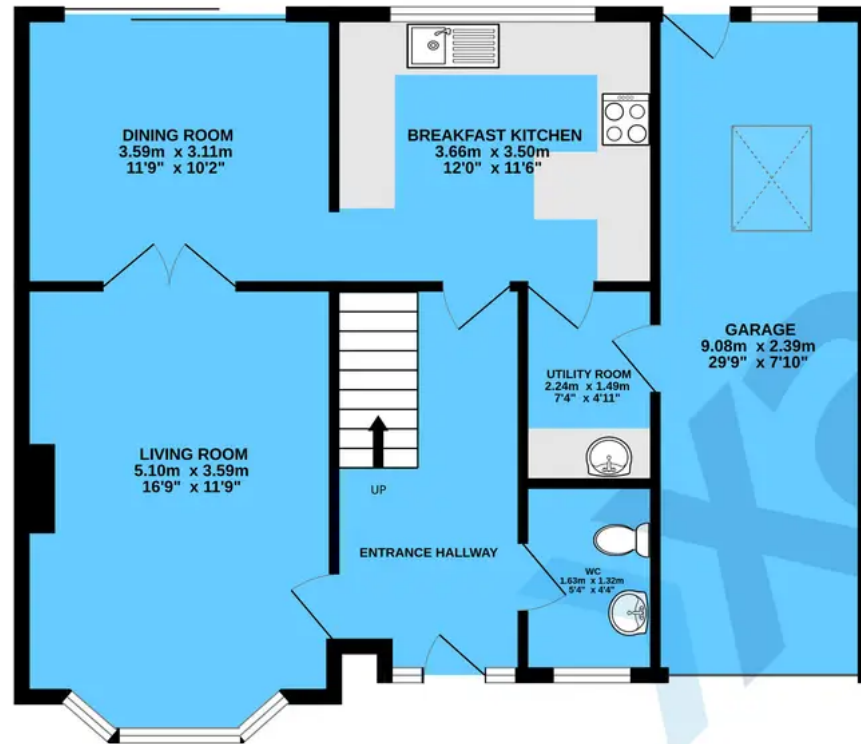
REAR GARDEN

GARAGE

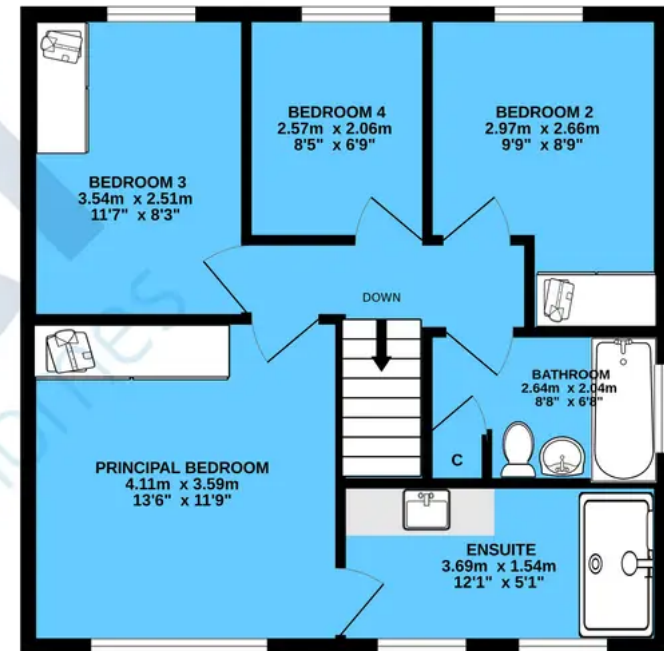
29' 9" x 7' 10" (9.08m x 2.39m)



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 118.0 sq.m. (1270 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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