

FOR SALE



Shelsley Way, Hillfields, Solihull

2 Bedrooms, 1 Bathroom, Semi-Detached House

£310,000



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- No Upward Chain
- Two Double Bedrooms
- Council Tax Band C
- EPC Rating C
- Tudor Grange Catchment Area



APPROACH The property is set back from the road behind a paved driveway leading to the Garage with lawn to side.

GROUND FLOOR

ENTRANCE HALL with upvc double glazed entrance door to the front, radiator and stairs to the first floor.

LOUNGE 14' 2" x 9' 4" (4.33m x 2.87m) with double glazed window to the front, radiator and under stairs storage cupboard.

KITCHEN 12' 11" x 6' 0" (3.96m x 1.85m) fitted with matching base and wall units having inset one and a half bowl sink unit with roll edge work surfaces and built in four ring gas hob unit with oven under and extractor hood over. There are two double glazed windows to rear with door to side, radiator, plumbing for washing machine and cupboard housing the gas central heating boiler.

FIRST FLOOR

LANDING with obscure double glazed window to the side and from access can be gained to the loft space.

BEDROOM ONE 10' 11" x 9' 5" (3.33m x 2.89m) with both mirror fronted wardrobes built in and additional storage cupboard, radiator and double glazed window.

BEDROOM TWO 11' 1" x 6' 5" (3.38m x 1.97m) with radiator and double glazed window.

BATHROOM 6' 2" x 5' 10" (1.90m x 1.80m) being half tiled and fitted with panelled bath having electric shower unit over, pedestal wash hand basin, low level w.c., heated towel rail and obscure double glazed window.



OUTSIDE

SIDE GARAGE 16' 2" x 7' 10" (4.95m x 2.39m) with metal up and over door at front, power and light points and door to garden at rear.

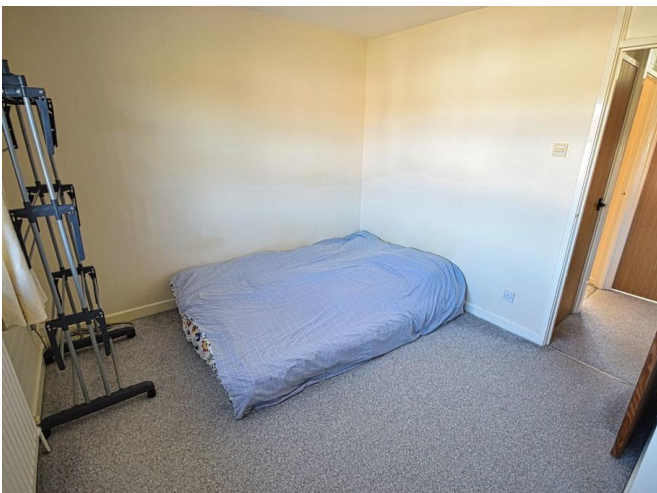
REAR GARDEN To the rear is an enclosed garden having gated side entrance, paved rear patio area and lawn.

TENURE We are informed by the vendors that the property is FREEHOLD (subject to verification by your solicitor).

scope to extend (subject to Planning and Building Regulation Approvals).

Being Sold with No Upward Chain, the double glazed and gas centrally heated accommodation

OVERVIEW We are pleased to offer for sale this two bedroom semi detached with side garage located in the sought after Tudor Grange Catchment Area offering

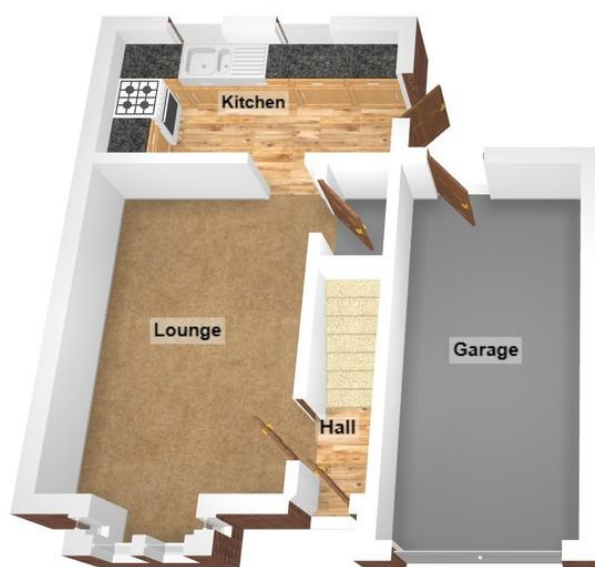




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



For Illustrative Purposes Only Not to Scale



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