



Kingshurst Road, Shirley Solihull







## Property Description

Chain Free 4 double rooms with master en suite, a great home in the heart of Shirley. Access to local amenities and transport links to nearby schools. A great opportunity to own a large detached property with scope to expand even further, spacious garage with access to the rear garden.

A home fit for a King-shurst. Great sized rooms perfect for socialising or relaxing. Call today for a chance to view this immaculate home before it's too late!

## Approach

Driveway providing off road parking.

## Reception Porch

Double glazed door and window to front elevation and tiled floor.

## Entrance Hallway

Storage cupboard, stairs to first floor and central heating radiator.

## Guest W.C

Double glazed window to front elevation, wash hand basin, WC, tiling to walls and floor and central heating radiator.

## Living/ Dining Room

20' 6" max x 18' 8" ( 6.25m max x 5.69m )  
Double glazed window to rear and side elevations, double glazed patio doors to rear elevation, electric fire and central heating radiator.

## Kitchen

12' 1" x 11' 7" ( 3.68m x 3.53m )  
Double glazed window to front elevation, door giving access into the lean-to, a range of wall and base units with work surface over incorporating a sink with drainer, electric oven, gas hob, storage cupboard, tiled floor and central heating radiator.

## Lean-To

Double glazed door to front elevation and storage.

## Conservatory

7' 8" x 9' 3" ( 2.34m x 2.82m )  
Of UPVc double glazed constructions incorporating French doors and a glass roof.

## Landing

Double glazed window to side elevation, loft access and doors off to:

## Bedroom One

10' x 15' 1" ( 3.05m x 4.60m )

Double glazed window to rear and side elevations, fitted wardrobe and central heating radiator.

## Bedroom Two

14' 10" x 11' 11" ( 4.52m x 3.63m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

7' 3" x 12' 2" ( 2.21m x 3.71m )

Double glazed window to front elevation, fitted wardrobes and central heating radiator.

## Bedroom Four

12' 3" x 9' 8" ( 3.73m x 2.95m )

Double glazed window to front elevation, fitted wardrobes and central heating radiator.

## Bathroom

Two double glazed windows to front elevation, WC, wash hand basin with vanity storage, bath with shower over, extractor fan, tiling to walls and central heating radiator.

## Garden

Patio area, gated side access, lawn, greenhouse, outside tap and fence to boundaries.

## Garage

Up and over door, power supply and light point.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Freehold**

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