



Moreton Road, Shirley Solihull

**burchell**  
edwards



## Property Description

Nestled in a sought-after location close to Solihull town centre and Shirley High Street, this beautifully presented four-bedroom family home offers the perfect blend of comfort and convenience. Situated within the catchment area for excellent schools, the property also benefits from superb transport links, with easy access to buses, trains, and major roadways. The versatile layout includes a converted garage, currently utilized as a business space, providing fantastic potential for a home office or studio. This home is ideal for families seeking a vibrant community with everything on their doorstep.

## Lounge/ Diner

26' 3" x 10' 9" max ( 8.00m x 3.28m max )

Double glazed bay window to front elevation, double glazed sliding doors to rear elevation and gas fire with surround.

## Kitchen

6' 5" x 13' 5" ( 1.96m x 4.09m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit and central heating boiler.



## Landing

Double glazed window to side elevation.

## Bedroom One

14' 5" into bay x 10' 2" ( 4.39m into bay x 3.10m )  
Double glazed bay window to front elevation and central heating radiator.

## En-Suite

Double glazed window, W.C, wash hand basin and walk in electric shower.

## Bedroom Two

12' 2" x 8' 6" ( 3.71m x 2.59m )  
Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

6' 4" x 8' 2" ( 1.93m x 2.49m )  
N shaped room. Double glazed bay window to front elevation and central heating radiator.

## Bedroom Four

18' 6" x 8' 1" max restricted head height ( 5.64m x 2.46m max restricted head height )  
Double glazed velux window to front elevation, double glazed window to rear elevation, central heating radiator and eaves storage.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, electric shower over bath and tiling to walls.

## Side Access/ Utility

21' 8" x 3' 6" ( 6.60m x 1.07m )  
Doors to front and rear elevations and plumbing for washing machine.

## Rear Garden

Decked patio and laid to lawn.

## Outbuilding

W.C and storage.

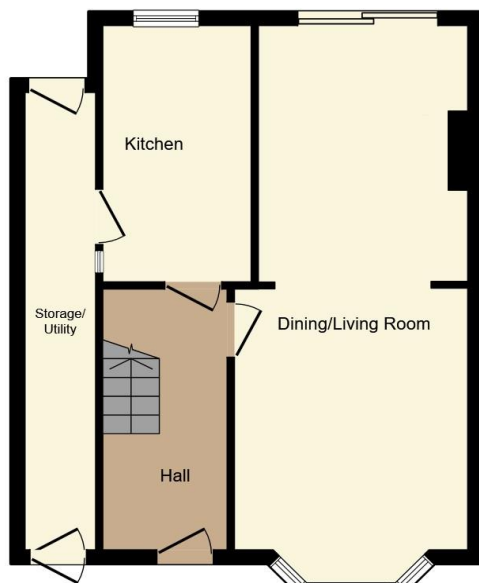
## Summer House

15' 4" x 15' 1" ( 4.67m x 4.60m )  
Two double glazed windows to front elevation, door to rear access road and spotlights.

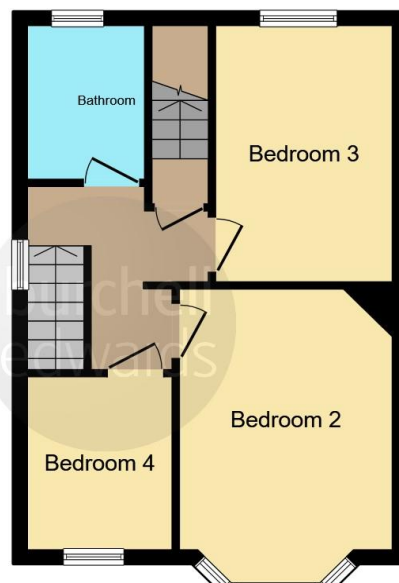








**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: D**

Tenure: Freehold

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