



Foxcote Close, Shirley Solihull





## Property Description

The property is a spacious three bedroom detached, in a fantastic quiet location in Shirley close to Solihull and Shirley town centre and within walking distance to Cranmore business park. Inside the property consists of porch leading into the spacious and modern lounge, dining room, spacious kitchen, separate utility and downstairs shower room. Upstairs there are two double bedrooms and one slightly larger than usual single. The property has been fully modernised within the last three years and requires minimal if any work at all. It has a lovely spacious and airy feeling creating a great family home. Outside the property has a concrete driveway for off road parking and access to the garage. There is also a small front garden. The rear of the property is low maintenance as it is fully block paved. Viewing is highly recommended to appreciate the quiet location, spacious accommodation and presentation of this lovely home

## Approach

Concrete drive, lawned area and access to rear via side passage.

## Entrance Porch

Double glazed door to front elevation, double glazed window to front elevation, tiled flooring and spotlights.

## Lounge

12' 7" x 12' 4" ( 3.84m x 3.76m )  
Double glazed window to front elevation, wooden French doors opening into dining room,, electric fire, a central heating radiator, television point and a ceiling light point.

## Downstairs Shower Room

shower cubicle, tiled flooring and tiling to splash back areas, W.C, opaque double glazed window to front elevation, extractor fan, vanity sink and a ceiling light point.

## Dining Room

15' 7" x 9' 6" ( 4.75m x 2.90m )  
Double glazed window to rear elevation, double glazed patio doors, a central heating radiator, laminate flooring and a ceiling light point.

## Kitchen

12' 1" x 10' 7" ( 3.68m x 3.23m )  
Fitted kitchen to comprise of a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer, tiling to splash back areas and floor, electric oven, gas hob, cooker hood, integrated dishwasher, spotlights and ceiling light point, double glazed window to rear elevation and a door to the dining room.

## Utility Room

Wall and base units with work surface over, plumbing for a washing machine, ceiling light point and tiled flooring.



## Landing

Double glazed window to side elevation, a central heating radiator, loft access, ceiling light point and carpet.

## Bedroom One

13' 11" x 9' 9" ( 4.24m x 2.97m )

Double glazed window to rear elevation, a central heating radiator, television point, laminate flooring and a ceiling light point.

## Bedroom Two

9' 1" x 12' 6" ( 2.77m x 3.81m )

Double glazed window to front elevation, a central heating radiator, laminate flooring and a ceiling light point.

## Bedroom Three

9' 1" x 7' 1" ( 2.77m x 2.16m )

Double glazed window to front elevation, a central heating radiator, laminate and a ceiling light point.

## Bathroom

Two opaque double glazed windows to rear elevation, chrome towel radiator, bath with mixer tap, shower, vanity unit, extractor fan. w.C, ceiling light point and full tiling.

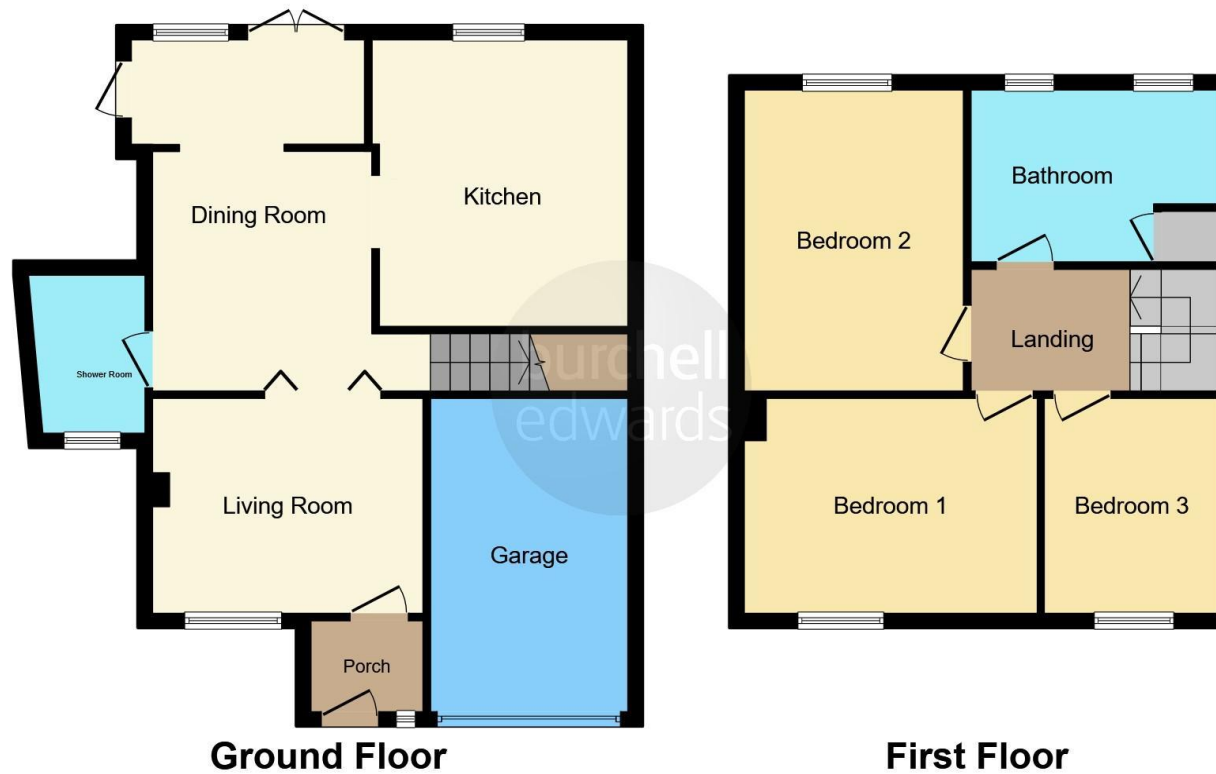
## Rear Garden

Outside tap, security light, outside plugs, block paved and large out house.









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To view this property please contact Burchell Edwards on

**T 0121 733 3553**  
**E [shirley@burchelledwards.co.uk](mailto:shirley@burchelledwards.co.uk)**

183 Stratford Road Shirley  
 SOLIHULL B90 3AU

EPC Rating: F

Tenure: Freehold

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