



Nethercote Gardens, Shirley Solihull





Property Description

This charming three-bedroom family home boasts a modern conservatory extension that floods the space with natural light, creating a perfect area for relaxation or entertaining. The property features a spacious living room, beautifully decorated in neutral tones, offering a welcoming and comfortable atmosphere. The large kitchen diner is equally impressive, with ample space for family meals and gatherings, and is fitted with modern appliances.

The home benefits from off-road parking, adding convenience and ease for daily living. It is well-maintained and tastefully decorated throughout, making it move-in ready. Located less than a mile from Shirley train station, the property provides easy access to Birmingham city centre, making it ideal for commuters. This is an excellent opportunity for families looking for a stylish, well-located home.

Entrance Porch

Double glazed windows all round, tiled flooring and storage cupboard housing meters.

Entrance Hallway

Central heating radiator and laminate flooring.

Lounge

15' 4" x 11' 10" (4.67m x 3.61m)
Double glazed bay window to front elevation, electric fire with surround and laminate flooring.

Kitchen

10' x 15' 1" (3.05m x 4.60m)
a range of wall and base units with work surface over incorporating a sink with drainer unit, electric cooker, space and plumbing for washing machine.

Utility Room

Conservatory

9' 8" x 14' 9" (2.95m x 4.50m)
Double glazed windows all around, double glazed double doors to rear elevation, spotlights and double glazed skylight.



Bedroom One

13' 3" x 9' 6" (4.04m x 2.90m)

Double glazed window to front elevation, central heating radiator and wardrobe with sliding doors.

Bedroom Two

10' 8" x 8' 5" (3.25m x 2.57m)

Double glazed window to rear elevation, central heating radiator and built in wardrobe.

Bedroom Three

10' 8" x 6' 5" (3.25m x 1.96m)

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

Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin, bath, shower, spotlights, central heating radiator and tiling to splash prone areas.

Loft Space

11' x 13' 9" (3.35m x 4.19m)

Double velux glazed window and boarded.

Front Garden

Driveway providing off road parking for multiple vehicles.

Rear Garden

Gated access to rear garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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