



Velsheda Road, Shirley, Solihull

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Property Description

A semi-detached corner property located in a very popular area of Shirley, Solihull. This charming property features four bedrooms with ensuite to master bedroom, upstairs family bathroom, two reception rooms, fitted kitchen/diner and conservatory. The rear garden provides side access via a gate and is easy to maintain thanks to the mix of laid lawn at the side and slabbed seating area to the rear, it is totally private providing a great space to unwind as well as entertain friends and family while the front garden features a laid lawn with garage and driveway. The property benefits from recent double-glazing and provides over 100 sqm of living space. It is also situated on a freehold plot of land. The property has been kept to a very high standard throughout its ownership. The property has benefitted from having a conservatory fitted with a new self-cleaning roof. The four bedrooms are generous in size with the smaller of the four bedrooms having potential to be utilised as a home office or guest bedroom. There is huge potential to extend the property at the rear and side as well as having the loft converted into an additional bedroom or loft room.

Approach

Driveway providing off road parking, lawn and gated side access to the rear of the property.

Reception Porch

Double glazed porch with solid wooden door into:

Entrance Hallway

Laminate flooring, ceiling light point and central heating radiator.

Lounge

14' 7" x 10' 7" (4.45m x 3.23m)
Double glazed bay window to front elevation, traditional style fireplace, ceiling light point and central heating radiator.

Dining Room

13' 4" x 10' 5" (4.06m x 3.17m)
Double glazed sliding patio doors into the conservatory, ceiling light point, fireplace and central heating radiator.

Kitchen

15' 8" x 8' 4" (4.78m x 2.54m)
Double glazed windows to rear elevation, double glazed door out to rear garden, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for a gas cooker, extractor hood and integrated fridge/freezer.

Conservatory

9' 3" x 6' 7" (2.82m x 2.01m)
Of UPVC double glazed construction incorporating a doors out to the rear garden and ceiling light point.

Landing

Loft access and all doors off to:

Bedroom One

16' 6" x 8' 8" (5.03m x 2.64m)

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

En-Suite

Obscure double glazed window to rear elevation, corner shower cubicle, wash hand basin, WC, ceiling light point and central heating radiator.

Bedroom Two

14' 7" x 10' 4" (4.45m x 3.15m)

Double glazed bay window to front elevation, fitted wardrobes, ceiling light point and central heating radiator.

Bedroom Three

12' 4" x 10' 3" (3.76m x 3.12m)

Double glazed window to rear elevation, ceiling light point and central heating radiator.

Bedroom Four

7' 6" x 5' 9" (2.29m x 1.75m)

Double glazed window to front elevation, ceiling light point, built in storage and central heating radiator.

Bathroom

Obscure double glazed window to rear elevation, bath with mixer tap and shower attachment, wash hand basin, WC, vanity mirror, ceiling light point and central heating radiator.

Garage

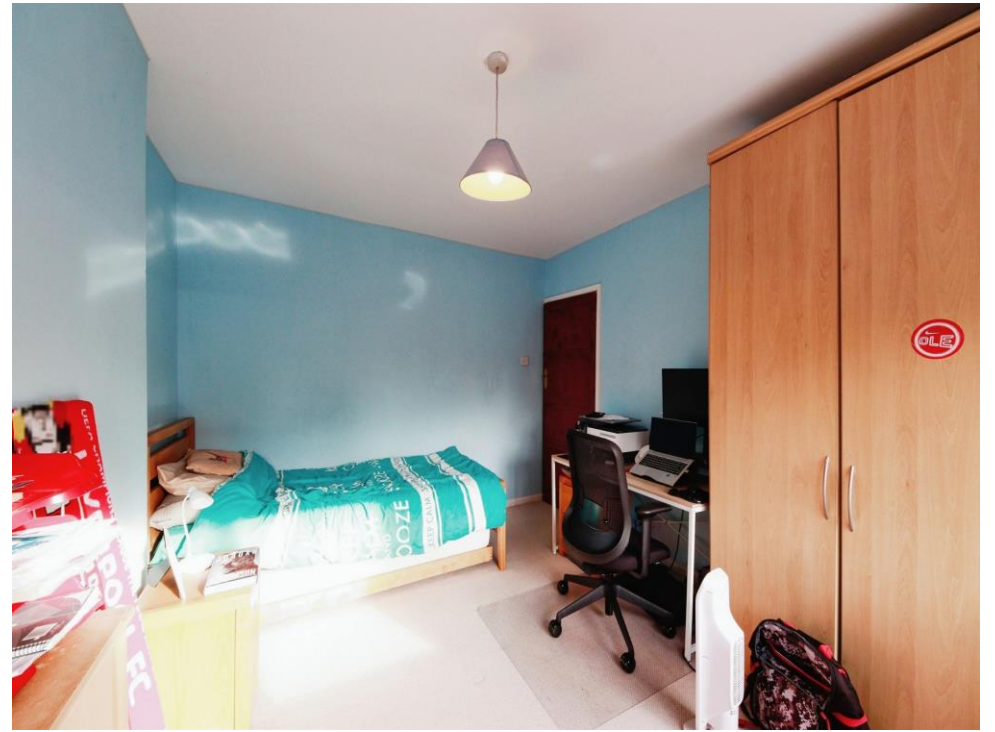
16' 4" x 8' 9" (4.98m x 2.67m)

Up and over door and double glazed door to side elevation.

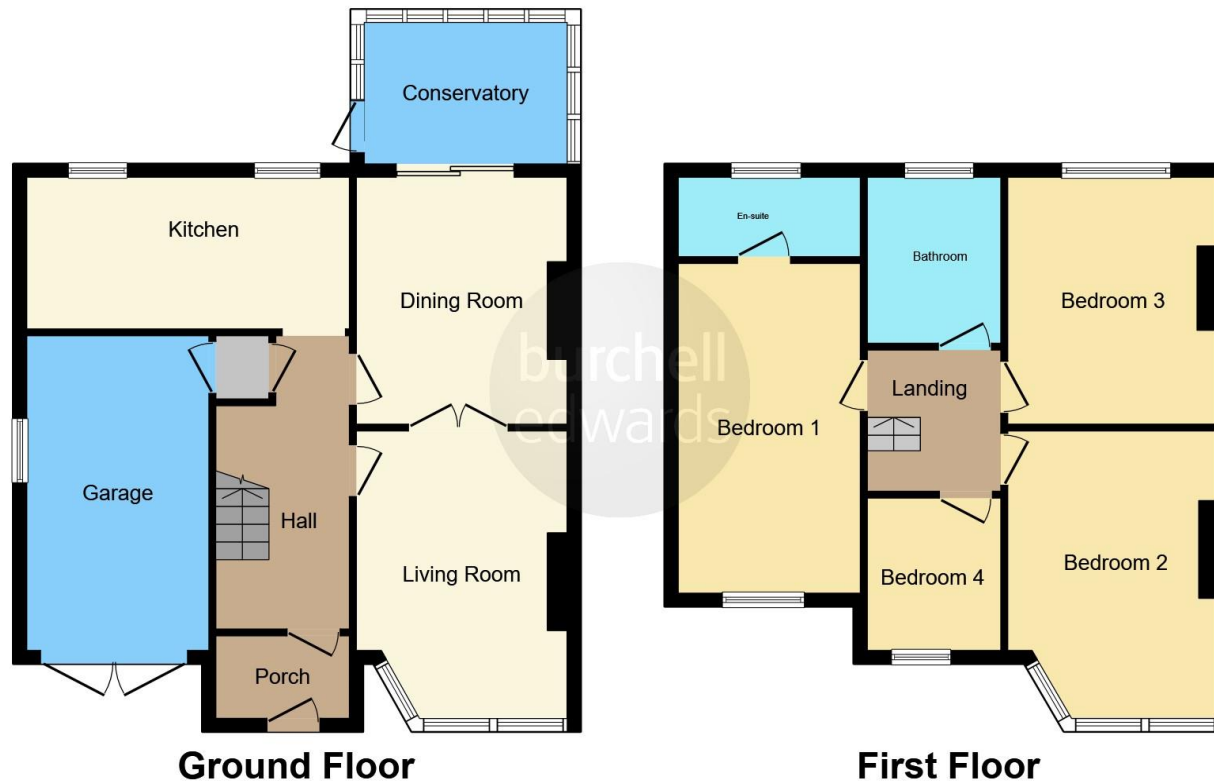
Garden

Private rear garden with slabbed patio area, lawn and fence to boundaries.









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EPC Rating: D

Tenure: Freehold

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