



Bills Lane, Shirley, Solihull

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Property Description

Spacious Two-Bedroom Semi-Detached with Garage, Parking & Potential to Extend

Situated on a popular residential road within the catchment for St James Primary School, this well-presented two-bedroom semi-detached home offers generous accommodation, a large garden, and excellent scope to extend (subject to planning). Ideally located close to Stratford Road and within easy reach of Shirley train station, the property is perfect for first-time buyers seeking a long-term family home.

The ground floor features a welcoming living room, a modern kitchen diner opening onto the garden, a useful utility area, and a downstairs WC. A side garage provides additional storage and potential to incorporate into future extensions.

Upstairs, there are two spacious double bedrooms and a family bathroom.

Outside, the property benefits from off-road parking to the front and a large rear garden - ideal for children, entertaining, or further development as the family grows.

This home represents a fantastic opportunity for buyers looking for a property they can enjoy immediately while also offering the flexibility to extend and add value in the future.

Cloakroom

W.C.

Lounge

13' 7" x 14' 1" (4.14m x 4.29m)
Double glazed window to front elevation and central heating radiator.

Kitchen

14' 1" into recess x 16' 5" max (4.29m into recess x 5.00m max)
L shaped room. Double glazed window and sliding doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven, gas hob, slimline dishwasher and two central heating radiators.

Utility Room

7' 1" x 12' 4" (2.16m x 3.76m)
Double glazed window and door to rear elevation, sink, central heating boiler housed, space and plumbing for washing machine.

Conservatory

10' 10" x 8' 4" (3.30m x 2.54m)
Double glazed windows to rear elevation and central heating radiator.

Landing

Double glazed obscure window to side elevation, loft access with drop down ladders.

Bedroom One

12' 2" plus recess x 16' 5" max into recess (3.71m plus recess x 5.00m max into recess)

Two double glazed windows and central heating radiator.

Bedroom Two

9' 10" x 10' 5" into recess (3.00m x 3.17m into recess)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail, fully tiled walls.

Garage

15' 1" x 7' 1" (4.60m x 2.16m)

Up and over door to front elevation.

Rear Garden

Laid to lawn, slabbed patio and fencing to all boundaries.









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183 Stratford Road Shirley
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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