



Bills Lane
Shirley Solihull

burchell
edwards



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.

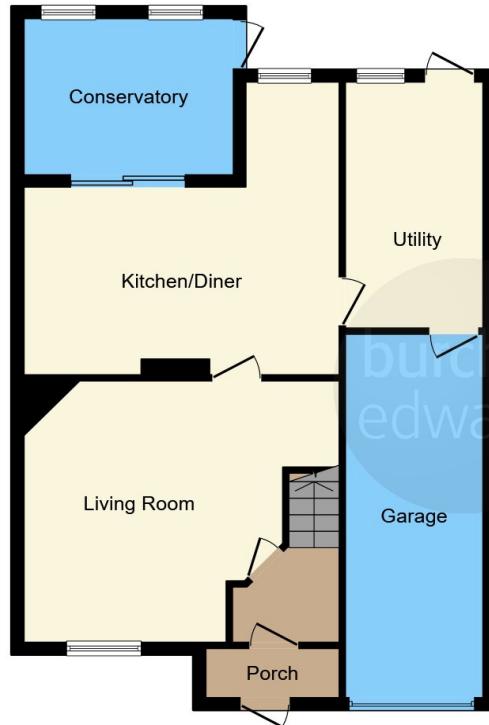
Rear Garden

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

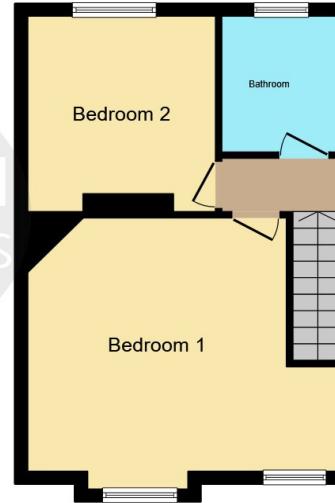








Ground Floor



First Floor

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

To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI208644



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHI208644 - 0019