



Bills Lane  
Shirley Solihull







## 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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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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