



Broadway, Shirley, SOLIHULL





Property Description

This charming 3-bedroom semi-detached home boasts an enviable location in Shirley, within walking distance to shops. Nestled on a generous plot, its spacious rear garden offers endless potential for outdoor enjoyment and landscaping. Inside, contemporary decor seamlessly blends with character features throughout. The property features two reception rooms, ideal for entertaining, along with a well-presented bathroom and generously sized bedrooms. With parking and a garage, this well-decorated home offers both style and practicality for comfortable living.

Don't delay, call today!

Entrance Hallway

Wooden flooring, central heating radiator and storage cupboard.

Lounge

14' 4" into bay x 10' 8" (4.37m into bay x 3.25m)
Double glazed bay window to front elevation, central heating radiator and carpet.

Dining Room

13' 10" x 11' 4" (4.22m x 3.45m)
Double glazed window and door to rear elevation, central heating radiator and carpet.

Kitchen

10' 7" x 5' 7" (3.23m x 1.70m)
Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, vinyl lino flooring and tiling to splash prone areas.

Utility/ Garage

27' 1" x 6' 4" (8.26m x 1.93m)
Single glazed doors to front and rear elevations, space and plumbing for washing machine, storage and W.C.



Landing

Double glazed window to side elevation and loft access.

Bedroom One

14' 5" into bay x 9' 8" (4.39m into bay x 2.95m)
Double glazed bay window to front elevation with shutter blinds, central heating radiator and carpet.

Bedroom Two

10' 4" x 9' 8" (3.15m x 2.95m)
Double glazed window to rear elevation, carpet, central heating radiator and fitted storage cupboards.

Bedroom Three

8' 8" x 6' 8" (2.64m x 2.03m)
Double glazed window to front elevation, carpet and central heating radiator.

Bathroom

Double glazed window to rear elevation with blinds, wash hand basin with vanity storage, W.C, shower cubicle, heated towel rail and tiled flooring.

Ground Floor W.C

Sensor light, W.C, wash hand basin, tiled flooring, tiling to splash prone areas and central heating boiler.

Front Garden

Driveway providing off road parking.

Rear Garden

Laid lawn, paved patio, storage shed and greenhouse.









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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EPC Rating: D

Tenure: Freehold

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