



Coton Grove
Shirley Solihull





Property Description

This delightful two-bedroom bungalow offers a spacious living and dining area, perfect for relaxing. The kitchen leads to a bright and airy conservatory, providing additional living space with views of the garden. The property also benefits from off-road parking and a detached garage, offering convenience and storage. A wonderful blend of comfort and practicality in a desirable location.

Entrance Hallway

Obscure double glazed door to side elevation, central heating radiator, alarm system and storage cupboard.

Lounge

13' 4" into recess x 16' 4" max (4.06m into recess x 4.98m max)

Irregular shaped room. Double glazed sliding doors to conservatory, two central heating radiators and gas fire.

Kitchen

6' 8" x 7' 9" (2.03m x 2.36m)

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, space and connections for cooker, storage cupboard and tiling to splash prone areas.

Conservatory

11' 4" x 17' 5" max (3.45m x 5.31m max)

Irregular shaped room. Double glazed window and French doors to rear elevation, double glazed obscure window and door to side elevation, tiled flooring and two central heating radiators.



Bedroom One

9' 9" x 12' 8" plus bay (2.97m x 3.86m plus bay)
Double glazed bay window to front elevation,
central heating radiator and built in wardrobe
with sliding doors.

Bedroom Two

.10' 4" x 7' 10" (3.15m x 2.39m)
Double glazed window to front elevation and
central heating radiator.

Bathroom

Double glazed obscure window to side
elevation, W.C, wash hand basin, walk in
shower, central heating radiator and fully tiled
walls.

Garage

15' 5" x 7' 8" (4.70m x 2.34m)
Obscure double glazed window and door to
side elevation, up and over door to front
elevation and lighting.

Rear Garden

Slabbed patio area, block paved patio, laid to
lawn, boarder surround, vegetable patch, two
storage sheds and greenhouse.

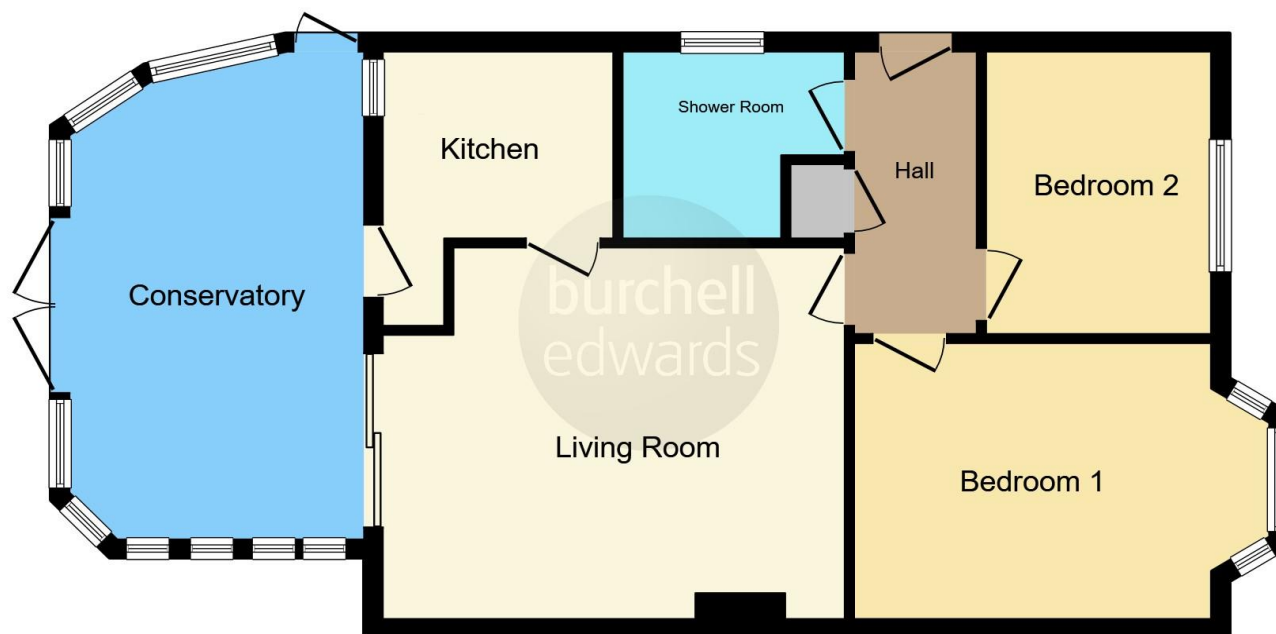
Front Garden

Block paved driveway providing off road
parking leading to further gated driveway.









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 Band: C

Tenure: Freehold

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Property Ref: SHI208030 - 0015