



**Wadbarn, Shirley SOLIHULL B90 1ST**

**welcome to**

## **Wadbarn, Shirley SOLIHULL**

\*\* UNIQUE COACH HOUSE \*\* TWO BEDROOMS \*\* OPEN PLAN KITCHEN/FAMILY ROOM \*\* TWO GARAGES \*\* NO UPWARD CHAIN \*\* CORNER POSITION \*\* DICKENS HEATH LOCATION \*\*

### **Agent Note**

This property is council tax band C.

2 garages, ceiling light points, up & over door.

### **Entrance Hall**

Double glazed window to front, ceiling light point, radiator, cupboard, stairs to first floor.

### **Lounge/Kitchen/Diner**

19' 9" x 16' 10" ( 6.02m x 5.13m )

Irregular room - Double glazed windows to front & rear, fitted cupboards with worktops, integrated cooker & hob, 2 ceiling light points, sink & drainer, 2 radiators, gas boiler.

### **Landing**

2 storage cupboards, 2 ceiling light points, double glazed window to rear, radiator.

### **Bedroom 1 - Ground Floor**

13' 8" x 10' 6" ( 4.17m x 3.20m )

Irregular room - Double glazed window to rear, ceiling light point, radiator, built in cupboard.

### **W/C En-Suite**

Low level flush w/c, wash hand basin, ceiling light point, radiator, double glazed window to front.

### **Bedroom 2**

10' 9" x 10' 8" plus recess. ( 3.28m x 3.25m plus recess. )

Double glazed window to rear, fitted drawers & wardrobes, radiator, ceiling light point, loft hatch.

### **Bathroom**

Double glazed obscure window to side, radiator, ceiling light point, low level flush w/c, wash hand basin, walk in shower.

### **Outbuildings**

18' 1" x 8' 4" ( 5.51m x 2.54m )





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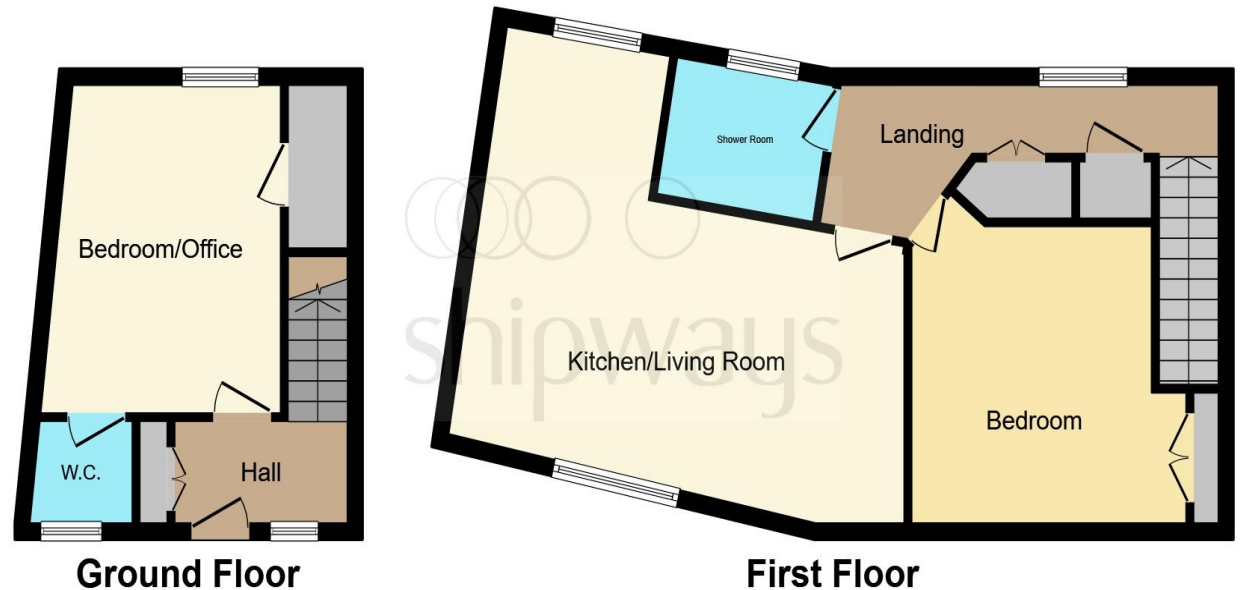
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Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in the region of

**£315,000**



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Property Ref:  
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