



**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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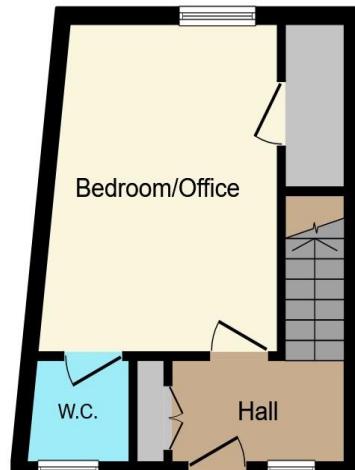
- UNIQUE COACH HOUSE
- TWO BEDROOMS
- NO UPWARD CHAIN
- TWO GARAGES
- CORNER POSITION

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in the region of

**£315,000**



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](http://www.focalagent.com)

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Property Ref:  
SLY111937 - 0005

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