



Barbel Drive Shirley Solihull B90 8DR

for sale
£679,000



Property Description

Stunning Four Bedroom Detached Family Home

This impressive four bedroom detached home offers spacious and well-designed accommodation, perfect for modern family life. The ground floor features a welcoming reception room, a large open plan kitchen diner, study, utility room and downstairs WC. Outside, there is a front garden, driveway parking and a garage.

Upstairs, you'll find four generously sized bedrooms, including two with en suite facilities, as well as a stylish family bathroom.

The private rear walled garden benefits from a patio area and lawn, creating an ideal space for relaxing and entertaining.

Situated in a highly desirable location, the property is within easy reach of open parkland, sports pitches, a skate and cycle park, children's play area, lakes and nature reserves. Shirley Golf Club, Tesco, Notcutts Garden Centre, Virgin Active Gym and Wedges Bakery are all nearby, while excellent transport links provide convenient access to Shirley, Solihull, Birmingham and beyond.

An excellent family home in a fantastic location, viewing is highly recommended.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hallway

Central heating radiator and storage under stairs.

Guest W.C

W.C, wash hand basin, central heating radiator and tiling.

Study

Double glazed windows to front and side elevations,

Reception Room

Double glazed window to front elevation and two central heating radiators.

Kitchen/ Diner

Two French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double oven, gas hob, extractor, fridge freezer, dishwasher, spotlights and central heating radiator.

Utility Room

Washing machine, tumble dryer, central heating boiler.

Landing

Central heating radiator and two storage cupboards.

Bedroom One

Double glazed window to front elevation, central heating radiator and walk in wardrobe.

En-Suite

Double glazed window to side elevation, W.C, wash hand basin, shower, central heating radiator and tiling to walls.

Bedroom Two

Double glazed window to side elevation, central heating radiator and built in wardrobe with sliding door.

En-Suite

Double glazed window to rear elevation, walk in shower, W.C, wash hand basin, tiling to walls, central heating radiator and spotlights.

Bedroom Three

Double glazed window to side elevation, central heating radiator and fitted shelving.

Bedroom Four

Double glazed window to front elevation, central heating radiator and built in wardrobe with sliding door.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath, shower, extractor, tiling to walls, spotlights, heated towel rail and shaver point.

Front Garden

Tarmac driveway providing off road parking, side access to frontage and garage.

Rear Garden

Landscaped garden with arbor patio area, laid to lawn, side access to frontage and walled boundaries.

Agent Note

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Ground Floor



First Floor

Total floor area 149.4 m² (1,608 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
SOLIHULL B90 3AU

EPC Rating: B Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI209328



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