

for sale

offers in the region of **£440,000** Freehold



Withybrook Road Shirley SOLIHULL B90 2RZ

The property is close to local schools and Bills Wood Nature Reserve. Viewings recommended to appreciate the property. FIVE BEDROOM detached property located in a desired area of SHIRLEY. CUL-DE-SAC with OFF ROAD PARKING for multiple vehicles and integral garage.

- Energy Rating: E
- Detached Home
- Lounge, Kitchen Diner and Utility
- Five Bedrooms
- Family Bathroom and Guest W.C

Property Details

Entrance Porch

Double glazed window to the front and side, double glazed door to the front, and double-glazed door to

Entrance Hall

Stairs rising to the first-floor landing and door to

Lounge 14' 11" x 11' 8" (4.55m x 3.56m)

Double glazed bow window to the front, door to

Kitchen Diner 15' x 10' 7" (4.57m x 3.23m)

Double glazed window to the rear, double glazed sliding door to the rear, a range of wall and base units, a one and a half bowl sink and drainer, storage cupboard and door to

Utility Room

Double glazed window to the rear, double glazed door to the rear, a range of wall and base units, double drainer sink and space for a washing machine.

Guest W.C

Single glazed window to the side, low level wc and hand wash basin

First Floor Landing

Loft access, storage cupboard housing a hot water tank, warm air system and doors to

Bedroom 1 14' x 8' 6" (4.27m x 2.59m)

Double glazed window to the front and built in wardrobe.

Bedroom 2 10' 7" x 8' 6" (3.23m x 2.59m)

Double glazed window to the rear and built in wardrobe.

Bedroom 3 13' 2" x 8' (4.01m x 2.44m)

Double glazed window to the front

Bedroom 4 9' 8" x 8' (2.95m x 2.44m)

Double glazed window to the rear

Bedroom 5 6' 9" x 6' 6" (2.06m x 1.98m)

Double glazed window to the front and built in storage.

Family Bathroom

Double glazed obscure window to the rear, double shower cubicle with mixer shower, low level w.c, and hand wash basin

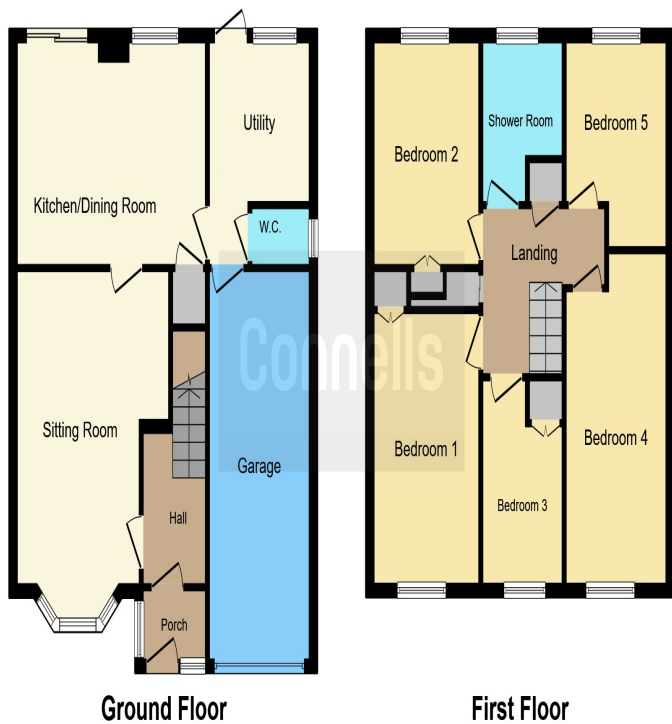
Externally

To the rear is a garden with patio area, lawn, plants, shrubs and side gate access. To the front is off road parking for multiple vehicles leading to an integral garage

Garage 18' 7" x 7' 11" min (5.66m x 2.41m min)

Up and over door and door to





To view this property please contact Connells on

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Property Ref: KTH309372 - 0021

Tenure:Freehold EPC Rating: E

Council Tax Band: E

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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