



## 15 Parkgate Mews, Shirley, Solihull, B90 3GF

Guide Price **£360,000**

A three storey townhouse situated in the heart of Shirley, overlooking Shirley Park. This property is approximately 10 years old and is situated in a gated development built by Bloor Homes. This family home comes with allocated gated parking 3 double bedrooms and 2 bathrooms. The open plan hallway with cloakroom/WC off. The hallway leads on to a spacious open plan lounge/diner and open plan fully equipped fitted kitchen with breakfast Island. Garden to front and a rear patio/terrace overlooking the park. Fully double glazed and gas fired central heating. The Freehold can be purchased post completion .

Close to local shops, restaurants, bars, gym and public transport to Birmingham city centre, Solihull Town Centre and other surrounding towns. The M42 Junction 4 is a short drive away giving access to further afield.

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

**Property Type:** Town House

## FRONT GARDEN

Approached via the gated car park. Being paved with planting and pathway leading to the front door. Allocated parking space in front of the garden.

## RECEPTION HALL

Stairs to first floor, radiator, open plan through to the kitchen/diner, Karndean flooring

## WC/CLOAKROOM 1.6m x 0.91m (5'3" x 3'0")

Low flush/level WC, Wash basin, radiator, tiled floor, double glazed window to front, part tiling to walls

## OPEN PLAN KITCHEN/DINER 3.78m x 3m (12'5" x 9'10")

Fitted with a full range of wall and base units, drawer space, Quartz work tops, large breakfast island with Quartz work top and 3 drop lights over, full height built in wine rack, Wall unit housing the central heating boiler, plumbed in washing machine, integrated dishwasher, Siemens integrated fridge/freezer, Samsung Induction hob, Siemens stainless steel cooker hood, Neff build in oven, splashback tiling, double glazed window to front, Karndean flooring.

## OPEN PLAN LOUNGE 4.55m x 4.06m (14'11" x 13'4")

Karndean flooring leading through from the kitchen/dining area, double glazed window to rear with shutters, double glazed door leading to rear park facing terrace, 2 radiators, feature panelling to one wall, TV point, understairs store cupboard

## FIRST FLOOR LANDING

Approached via stairs from the reception hall, radiator and stairs leading to the second floor. access to both first floor bedrooms and family bathroom.

## BEDROOM TWO 4.17m x 2.69m (13'8" x 8'10")

Juliette balcony with double doors overlooking Shirley park, Karndean flooring, radiator, door leading to ensuite/jack & Jill bathroom.

## BEDROOM THREE 4.09m x 3.1m (13'5" x 10'2")

Fitted wardrobes and 2 x drawer space, carpeted, double glazed window to front, radiator

## BATHROOM (JACK & JILL) 2.34m x 1.85m (7'8" x 6'1")

Accessed via first floor landing and bedroom two. Panelled bath with mixer shower, low flush WC, Pedestal wash basin, tiled floor, part tiling to walls, heated chrome towel rail.

## BEDROOM ONE 8.33m x 2.95m (27'4" x 9'8")

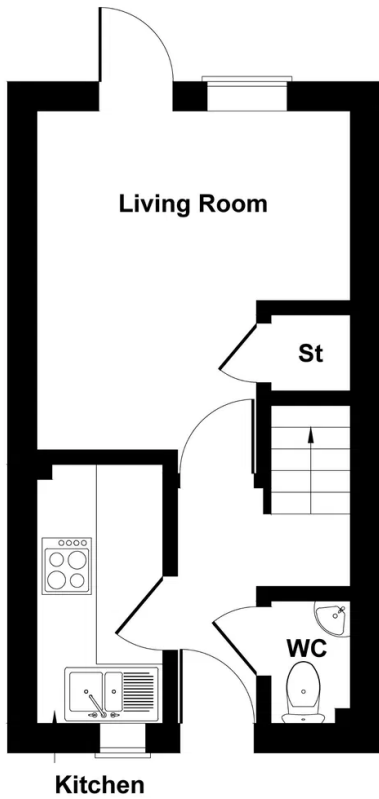
Maximum width to include recess area 13'8" ft. Dual aspect spacious bedroom with recess area, fitted wardrobe with mirror doors, 2 radiators, TV point, double glazed window to front with shutters, double glazed window to rear over looking the park, airing cupboard, fitted carpet, access to boarded loft with pull down ladders. access to en-suite shower room

## ENSUITE SHOWER ROOM 2.16m x 1.35m (7'1" x 4'5")

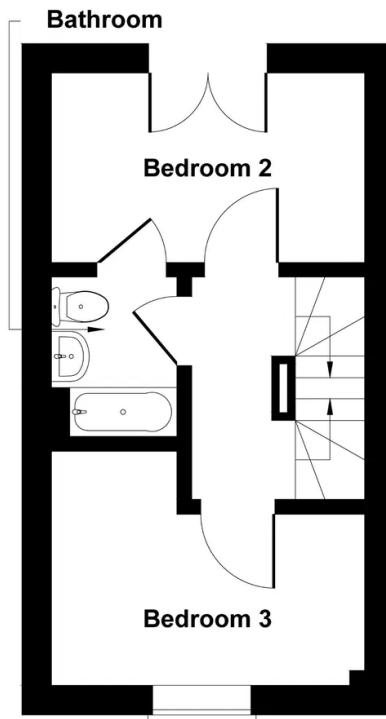
Double walk in fully tiled shower unit with sliding glazed doors, pedestal wash hand basin, low level WC, part tiling to walls, recess tiled shelf, tiled floor, heated chrome towel rail.



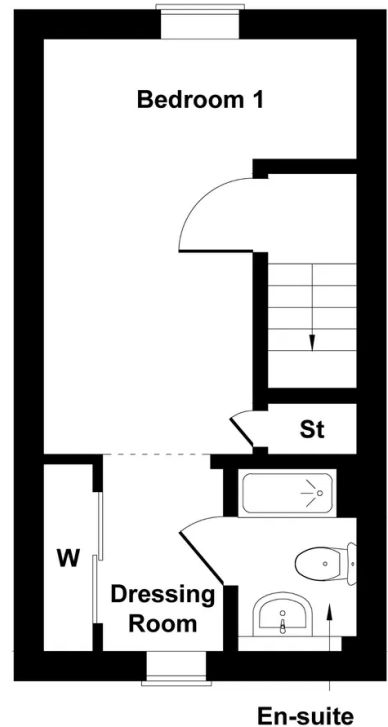
# 15 Parkgate Mews



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	