



Bills Lane
Shirley SOLIHULL

burchell
edwards

Bills Lane Shirley SOLIHULL B90 2PQ

for sale
£500,000



Property Description

This stunning, four-bedroom semi-detached property offers an exceptional blend of space, style, and convenience. From the moment you arrive, you'll be impressed by the generous driveway, offering ample parking and leading to a practical garage. Inside, discover two expansive reception rooms, perfect for creating distinct living and entertaining areas. The home features a well-appointed family bathroom upstairs and a convenient downstairs shower room.

The outdoor space is equally impressive. The rear garden is a true highlight - a beautifully maintained, mature space that provides a tranquil setting for relaxation and outdoor activities. And the location? It's simply ideal. Situated close to excellent schools, making it perfect for families. Plus, you're within easy reach of local supermarkets and amenities, ensuring that everyday life is as easy as possible. This is more than just a house; it's a wonderful opportunity to create a lifetime of memories in a perfect family home.

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

Porch

With double glazed windows, wood effect flooring, lighting and feature part glazed oak front door leading through to

Entrance Hall

With feature windows to front, wood effect flooring, ceiling light point, coving to ceiling, picture rail, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Reception Room One

With double glazed bay window to front elevation, ceiling light point, wall lighting,

coving to ceiling, radiator, wood effect flooring and feature log burning stove with slate hearth and oak mantle

Reception Room Two

With windows and glazed door to rear garden, ceiling light point with decorative rose, coving to ceiling and radiator

Kitchen

Being fitted with an attractive range of wall, drawer and base units with complementary marble effect work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring induction hob with glazed splashback and contemporary extractor canopy over, inset eye-level Neff oven and grill, integrated Bosch dishwasher and fridge freezer, radiator, tiled flooring, coving to ceiling, ceiling light points, double glazed window to rear, double glazed sliding patio doors leading into conservatory and glazed door leading through to

Utility

With radiator, tiled flooring, ceiling light points, wall mounted Worcester Bosch boiler, wall and base units, work surfaces, sink and drainer unit, space and plumbing for washing machine and tumble dryer, door to garage/storage room and door leading into

Ground Floor Shower Room

Being fitted with a three piece white suite comprising of A shower enclosure, low flush WC and wash hand basin with complementary tiling to water prone areas and floor, radiator, extractor and ceiling light points

Conservatory

With double glazed windows, glazed self-cleaning roof, double glazed French doors

leading out to the rear garden, tiled flooring, power points, ceiling light with fan and radiator

Landing

With ceiling light point, loft access and doors leading off to

Bedroom One

With double glazed bay window to front elevation, wood effect flooring, radiator and ceiling light point

Bedroom Two

With double glazed window to rear elevation, radiator, picture rail, ceiling light point and a range of fitted furniture

Bedroom Three

With double glazed window to rear elevation, radiator, wood effect flooring, picture rail and ceiling light point

Bedroom Four

With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point

Family Bathroom

Being fitted with a four piece white suite comprising; paneled bath, low flush WC, wall mounted wash hand basin and corner shower cubicle with thermostatic shower, with tiling to walls and floor, obscure double glazed window to side, ladder style radiator and spot lights to ceiling

Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, mature borders, timber potting shed and a variety of mature trees, shrubs and bushes

Garage

With up and over garage door to driveway

Agent Note

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









Total floor area 177.6 m² (1,912 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

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183 Stratford Road Shirley
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI208892



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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