



**77 Binley Close, B90 2RB**

Sale Price of Offers in Excess of £600,000



**Love  
Property Co.**



## 77 Binley Close, Solihull, B90 2RB

Tenure - Freehold

EPC Rating - C

Council Tax Band – E

Love Property Co are pleased to offer a fantastic opportunity to purchase this large 1647.5 sq. feet (153.1 sq. metre) curb-appealing property. Fully refurbished to a very high standard, with four beautifully decorated double bedrooms. A detached property in a quiet B90 location within walking distance to Shirley Train Station, Shirley high street and within the Light Hall School catchment area. This beautifully presented turn-key property has been renovated with a high attention to detail and offers the perfect opportunity for those who wish to walk straight in with their bags. The property also benefits from recently fitted new UPVC double glazing and a Worcester Bosch boiler. The gas central heating system comes with a pressurised Ultra Steel mega flow cylinder system.

When entering the property, you naturally feel at home! You are greeted with a good-sized bright porch and lovely-sized hallway, leading to the appealing and homely snug reception room. The fantastic open-plan kitchen, dining and cozy lounge area is stunning and has everything you need and more! It comes with quartz breakfast island/worktops with upstands/shelf and integrated appliances to include down-draft induction hob, single oven, microwave/grill/oven, warming drawer, fridge/freezer and Bosch dishwasher. The area also boasts a feature Gazco gas log-effect burner and stone hearth.

A real surprise is the fantastic hidden-feature walk-in larder behind built-in cupboard doors. Bi-fold doors lead to garden. From the kitchen is access to a separate utility area with two Velux windows, plumbing for washing machine and space for tumble dryer and an adjoining modern WC.

Off the hallway is a further reception snug/study room, under-stairs storage and cloak cupboard. LVT flooring throughout the hallway and open-plan kitchen/living/dining area. Oak doors throughout property.

The master bedroom comes with a super modern en-suite and bespoke wardrobes, in addition to a hidden-feature built-in walk-in-wardrobe. The second and third bedrooms have great storage too, with built-in wardrobes. The fourth bedroom is currently being used as an office and houses two desks. It features a loft hatch with ladders leading to the boarded loft.





The property also benefits from having a modern family bathroom with shower over P-shaped bath, ceramic stone-effect tiles and further additional built-in storage.

To complete the property, there is a good-sized garage with storage, a block paved driveway with parking for multiple vehicles, mature, well-established private garden with large patio area and shed at the back of the garden.

This residence provides a peaceful and homely retreat in a desirable location. Viewing is highly recommended.

#### PROPERTY MEASUREMENTS:

##### FRONT RECEPTION/SNUG ROOM

12'9" X 9' 2" (3.88m x 2.79m)

##### OPEN PLAN KITCHEN/DINER/LOUNGE

26'8" X 25' 2" (8.14m x 7.67m)

##### UTILITY

7' 2" X 8' 7" (2.18m x 2.61m)

##### WC

5'1" X 2' 6" (1.55m x 0.75m)

##### BEDROOM ONE

12' 4" X 9' 7" (3.76m x 2.93m)

##### EN-SUITE

5' 4" X 5' 9" (1.62m x 1.74m)

##### BEDROOM TWO

12' 4" X 9' 2" (3.75m x 2.80m)

##### BEDROOM THREE

12' 4" X 9' 2" (3.75m x 2.80m)

##### BEDROOM FOUR

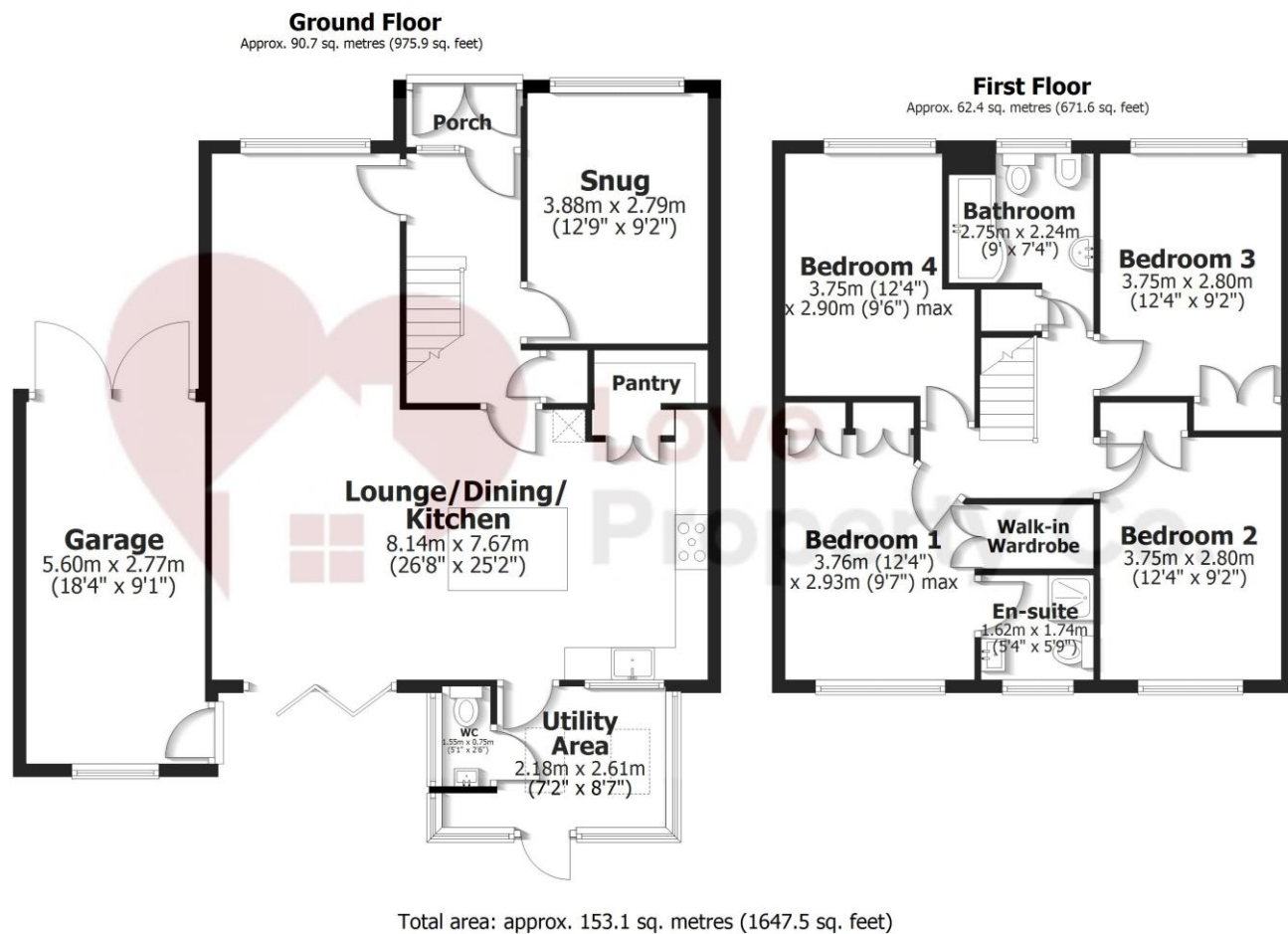
12' 4" X 9' 6" (3.75m x 2.90m)

##### FAMILY BATHROOM

9' 0" X 7' 4" (2.75m x 2.24m)

Total area: approx. 1647.5 sq feet (153.1 Sq metres)





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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