



Nethercote Gardens
Shirley Solihull





Property Description

Welcome to this spacious and well-maintained three-bedroom mid-terraced property, offering generous living space throughout and perfectly suited for comfortable family living.

Step inside to find two inviting reception rooms, ideal for relaxing or entertaining, along with a bright and airy breakfast kitchen to the front - perfect for modern day living. The property also benefits from a convenient downstairs WC.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom, offering plenty of space and storage.

Externally, the home features both front and rear gardens, providing great outdoor space for gardening, play, or simply unwinding.

Located in a popular residential area with good transport links, local amenities, and schools nearby, this home is ready to move into and enjoy.

Viewing is highly recommended to fully appreciate what this property has to offer.

Entrance Porch

4' 6" x 5' (1.37m x 1.52m)

Double glazed French doors to front elevation.

Entrance Hallway

9' 4" x 6' 7" (2.84m x 2.01m)

Electric radiator and storage cupboard.

Lounge

17' 9" into recess x 11' 5" (5.41m into recess x 3.48m)

Single glazed window to dining room and electric fire.

Dining Room

11' 8" x 8' 2" (3.56m x 2.49m)

Double glazed windows and French doors to rear elevation, electric radiator.

Kitchen

13' 11" x 7' 11" (4.24m x 2.41m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, extractor fan, electric radiator, space for appliances.

Guest W.C

.4' x 4' 4" (1.22m x 1.32m)

W.C and wash hand basin.

Landing

10' 6" x 5' (3.20m x 1.52m)

Loft access with ladders and two storage cupboards.

Bedroom One

11' 7" x 9' 5" (3.53m x 2.87m)

Double glazed window to rear elevation.

Walk In Wardrobe

3' 1" x 5' 9" (0.94m x 1.75m)

Bedroom Two

9' 5" x 10' 6" (2.87m x 3.20m)

Double glazed window to front elevation, electric radiator and built in wardrobes.

Bedroom Three

8' 6" x 8' (2.59m x 2.44m)

Double glazed window to rear elevation and storage cupboard.

Bathroom

7' 11" x 6' 3" into recess (2.41m x 1.91m into recess)

Double glazed obscure window to front elevation, W.C, wash hand basin, shower over bath and heated towel rail.

Loft Space

Fully boarded and insulated. Skylight to rear elevation.

Rear Garden

Mature tiered garden.

Workshop/ Shed

Garden Storage

2' 9" x 8' 2" (0.84m x 2.49m)

Accessed via door in garden.









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.focalagent.com

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