



Shelsley Way, Solihull B91 3UZ

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EXCLUSIVE



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A Beautifully Presented Semi-Detached Family Home

Welcome to this charming three-bedroom family home, ideally situated on Shelsley Way in the desirable area of Solihull. Having been a much-loved home for the past 25 years, the property offers well-planned and versatile accommodation and is ready for its new owners to simply move in and enjoy.

Approached via a private driveway providing ample parking and access to the garage, the property offers well-balanced accommodation throughout. The open-plan living and dining area provides a welcoming space for both everyday family life and entertaining, while the separate office/playroom offers excellent flexibility for home working, children's activities or additional living space.

The kitchen is compact but extremely well thought through, making excellent use of the available space and being well appointed with a good range of units and fittings. It is a practical and attractive space that works particularly well within the home.

The impressive conservatory provides a wonderful additional reception area and enjoys lovely views across the rear garden. The garden is a real feature of the property, having been thoughtfully designed and lovingly cared for by the current owners over many years. Beautifully established and providing a peaceful and private setting, it is an ideal space for outdoor entertaining, family gatherings or simply relaxing and enjoying the surroundings. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A further family bathroom serves the remaining bedrooms.

The property is ready to move into with nothing requiring attention, offering the opportunity to enjoy a well-maintained family home from day one. Ideally positioned for access to excellent local amenities, well-regarded schools and transport links, this is a superb opportunity to acquire a much-loved semi-detached family home with a beautiful established garden.





Living/dining area
22'7" x 16'7"

Office/Playroom
8'11" x 6'2"

Kitchen
8'10" x 7'4"

Conservatory

Bedroom 1
17'4" x 11'10"

En-suite

Bedroom 2
13'4" x 9'11"

Bedroom 3
8'3" x 5'6"

House bathroom
7'7" x 5'6"



Garage
16'9" x 8'0"

Outside

Garden

The rear garden is a particular highlight of the property, having been thoughtfully designed and lovingly cared for over many years. Beautifully established, it features a generous paved terrace providing an excellent space for outdoor dining and entertaining, together with a shaped lawn bordered by a wonderful variety of mature planting, shrubs and trees. The garden creates a peaceful and private setting, with plenty of space to sit, relax and enjoy the outdoors throughout the warmer months.

Vendor view

This has been a very happy home for 25 years. A peaceful and quiet home and garden with easy access to good schools, Solihull centre and transport links; we couldn't have asked for a more perfect place to live as a family. With delightful neighbours and local amenities we've loved living here and are only leaving as life is taking us to another part of the country.



Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council tax band

D

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are

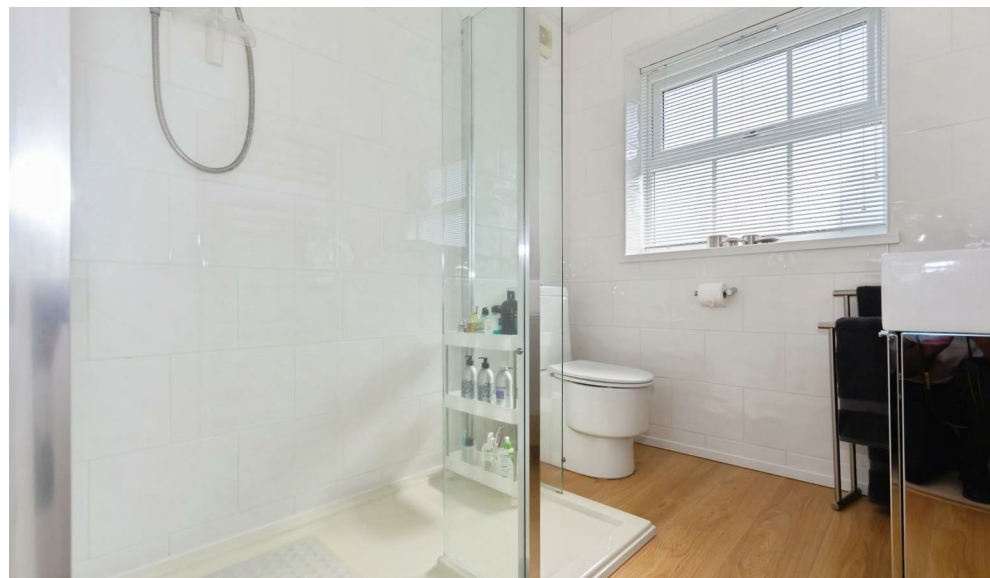
advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Referral fees

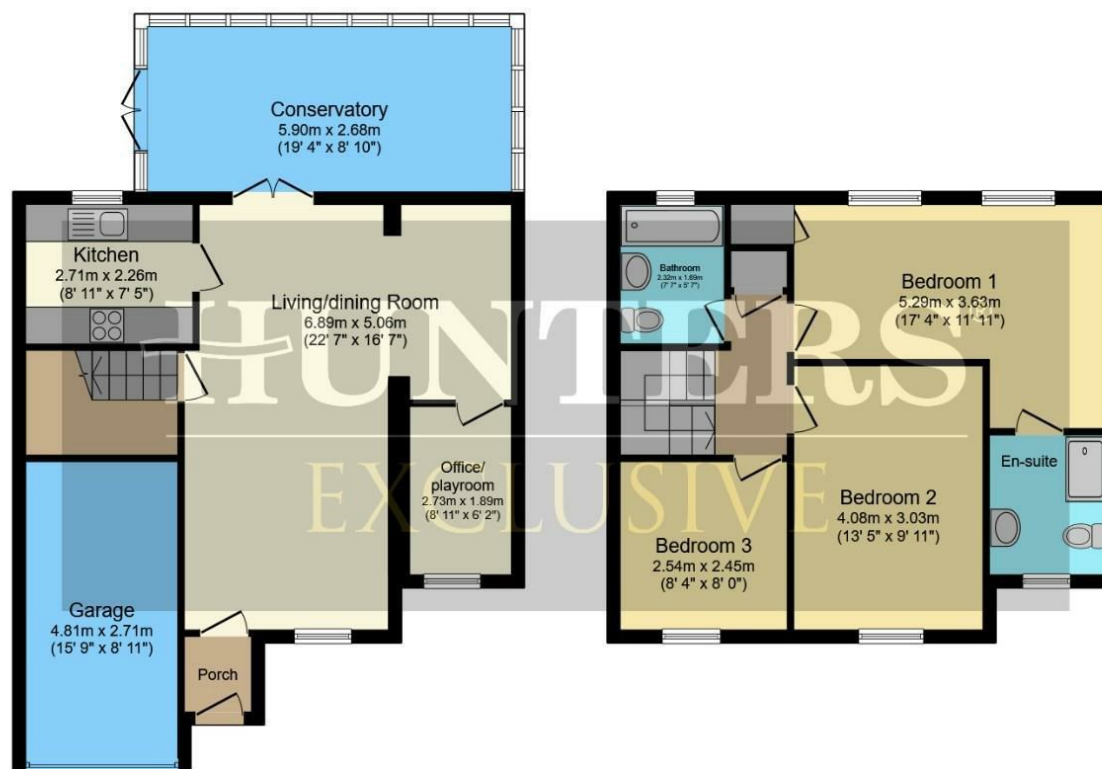
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

AML

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



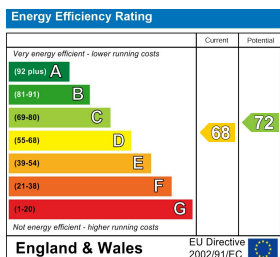
Ground Floor

First Floor

Total floor area 128.6 sq.m. (1,384 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).

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Solihull -

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