

# Horton & Senate



68 Berkeley Road, Shirley, Solihull, B90 2HT

Offers Over £350,000

- \*\*No Chain\*\*
- Three Bedrooms
- Utility
- Two Reception Rooms
- Off Road Parking
- Semi Detached
- Sought After Location
- Garage
- Private Rear Garden

# 68 Berkeley Road, Solihull B90 2HT

Located in the heart of Shirley, this three bedroom semi detached property is offered to the market with no upward chain. Comprising of three generously proportioned bedrooms, two reception rooms, kitchen, utility, garage and a private rear garden - don't miss out on the opportunity to make this your next family home!

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1

2

Council Tax Band:





Situated on a desirable road in Shirley - 68 Berkeley Road is an extended three-bedroom semi-detached home offering generous living space, classic character, and excellent potential for further extension (subject to planning permission)

#### Approach

The property boasts a large driveway with parking for multiple cars leading to the porch and there is access to the garage.

#### Entrance

Porch with doors leading into

#### Hallway

Stairs leading to first floor accommodation, wall mounted radiator and doors leading into ground floor accommodation,

#### WC

With low level WC, wall mounted wash hand basin, tiled flooring, wall mounted radiator and ceiling light point

#### Reception Room One

Double glazed bay window to the front elevation, wood style flooring, wall mounted radiator with decorative radiator cover

**Extended Second Reception Room To The Rear**  
Extended lounge overlooking the rear garden with UPVC double glazed French doors leading out to the garden.

#### Kitchen

Fitted kitchen with scope for enhancement. With a range of matching wall and base units, space for range cooker, built in fridge freezer, UPVC double glazed windows to the side and rear elevations, wall mounted radiator with decorative radiator cover and tiled flooring and a door leading into the utility.

#### Utility

Matching wall and base units, space and plumbing for washing machine, tiling to water prone areas, wall mounted boiler, UPVC double glazed window

to rear elevation, UPVC double glazed door leading out to the rear garden, wall mounted radiator, and door leading into the garage.

#### Bedroom One

UPVC double glazed bay window to the front elevation and wall mounted radiator. A range of floor to ceiling fitting wardrobes, with mirrored sliding doors.

#### Bedroom Two

UPVC double glazed window to the rear elevation and wall mounted radiator.

#### Bedroom Three

UPVC double glazed window to the rear elevation and wall mounted radiator.

#### Bathroom

Comprising of low level WC, double glazed window to the front elevation, extractor fan, tiling to water prone areas and tiled flooring.

#### Private Rear Garden

With decked patio terrace and steps down to the lawn. Boundary fencing to the side and rear.

#### Garage

Up and over garage door, door into the utility.

#### Location

Berkeley Road is perfectly placed for convenient access to:

Shirley High Street and its wide range of shops, cafés, and supermarkets

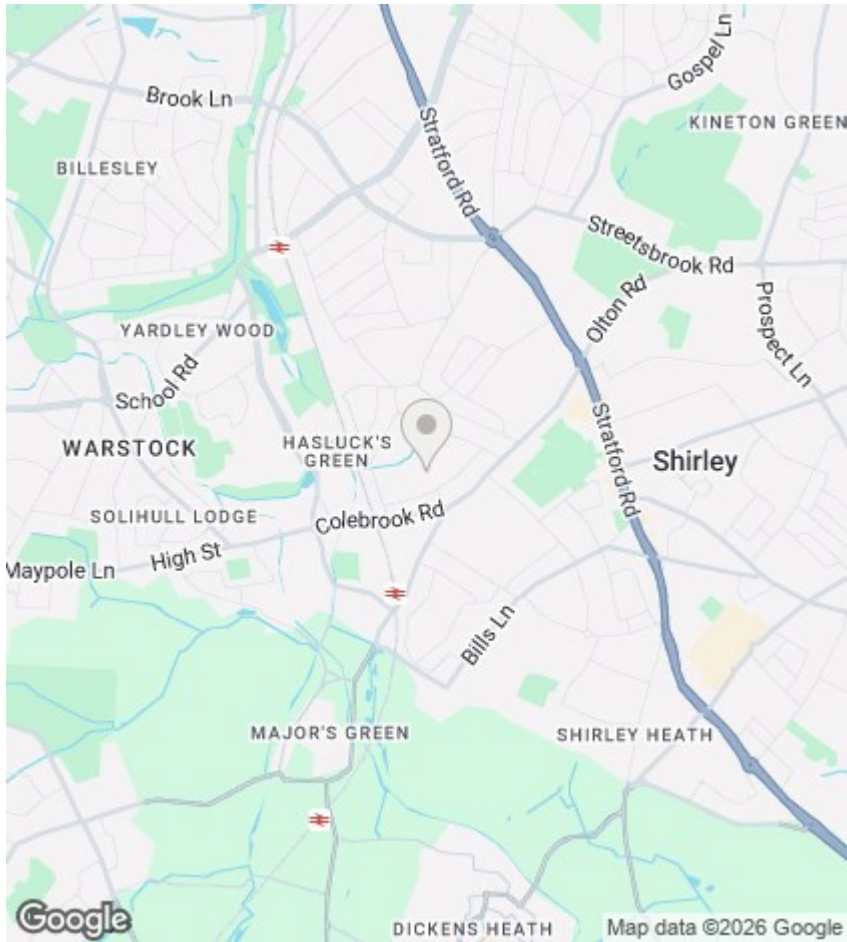
Excellent local schools

Shirley Train Station with direct links to Birmingham and beyond

Major road networks including the M42 and A34







### Directions

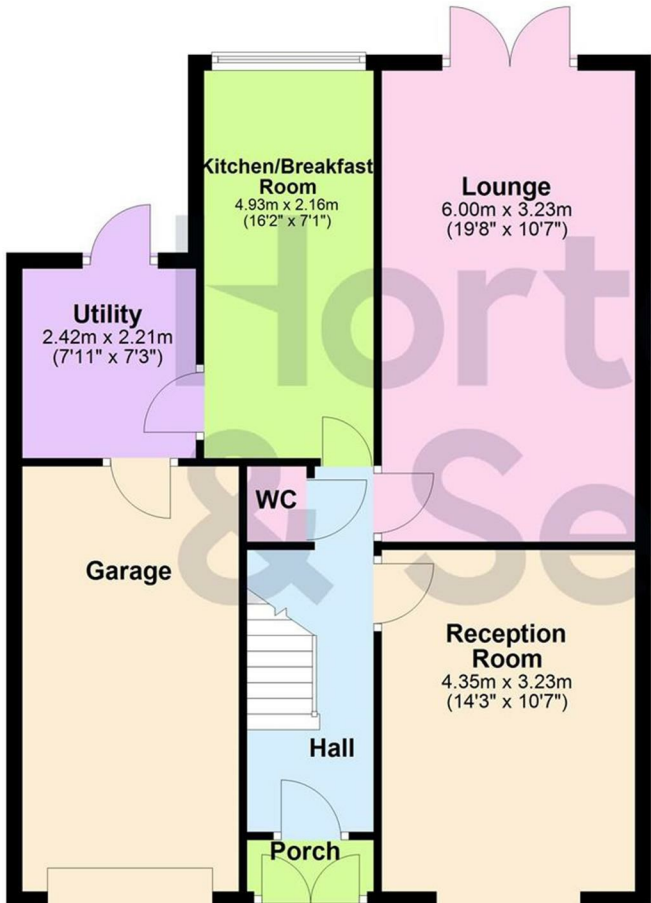
### Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

### EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
England & Wales	EU Directive 2002/91/EC	

### Ground Floor



### First Floor

