DRAKES
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Berkeley Road, Shirley, Solihull, B90 2HU

£465,000

- A Substantial Corner Plot
- Excellent Further Development Potential (STPP)
- Four Bedroom Semi Detached Home
- Spacious Open Plan Family Living Dining Kitchen
- Superb Principal Bedroom With Luxury En-Suite
- Contemporary Family Bathroom
- Guest WC
- Extensive In & Out Driveway
- Good Sized Garage
- Generous Rear & Side Gardens

SCAN TO VIEW
VIRTUAL TOUR

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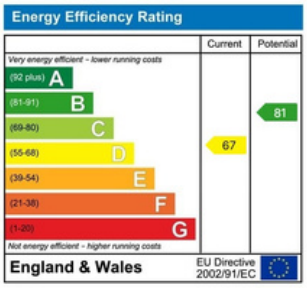


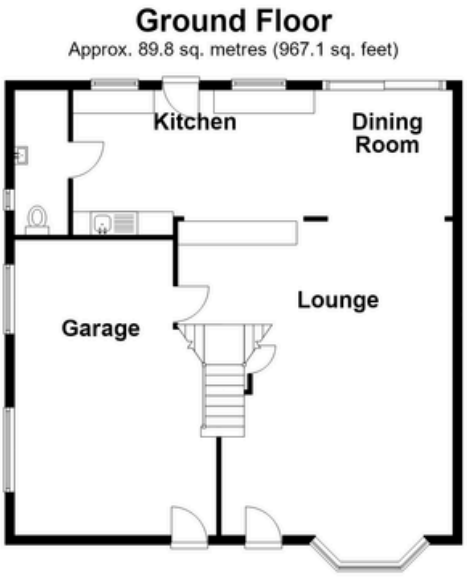




Lounge to front - 6.73m x 4.95m (22'1" x 16'3")
Open Plan Dining Room to rear - 2.72m x 2.87m (8'11" x 9'5")
Open Plan Kitchen to rear - 3.1m x 5.18m (10'2" x 17'0")
Guest WC/Utility Area - 3.1m x 1.14m (10'2" x 3'9")
Dual Aspect Bedroom One - 6.81m x 4.34m (22'4" x 14'3")
En-Suite Shower Room to rear - 2.72m x 2.44m (8'11" x 8'0")
Bedroom Two to front - 3.45m x 3.35m (11'4" x 11'0")
Bedroom Three to rear - 3.17m x 3.35m (10'5" x 11'0")
Bedroom Four to front - 2.31m x 1.5m (7'7" x 4'11")
Four Piece Family Bathroom to rear - 2.16m x 2.44m (7'1" x 8'0")
Garage - 6.32m x 4.32m max (20'9" x 14'2")

A well presented & extended family home on a substantial corner plot, offering spacious open plan living, four bedrooms, luxury en-suite & family bathroom, generous parking, landscaped gardens and superb potential to extend further (STPP).







Total area: approx. 157.7 sq. metres (1697.4 sq. feet)

COUNCIL TAX BAND: D
EPC Rating: D
Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50

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