Webster Avenue
Shirley SOLIHULL

burchell edwards

Webster Avenue
Shirley SOLIHULL B90 4FD

for sale
£490,000

Property Description

Great property with 4 bedrooms and 3 bathrooms spread across three floors, a wonderful townhouse in Shirley

Shirley offers a vibrant lifestyle with superb leisure and retail facilities. Enjoy the convenience of major retail brands at Sears Retail Park and Parkgate, along with the unique charm of independent shops on Shirley High Street. Fitness enthusiasts will appreciate the nearby gyms, and grocery shopping is a breeze with Waitrose, Asda, Sainsburys, Aldi, and Tesco all within easy reach. Foodies will be delighted by the diverse culinary scene, featuring everything from fine dining to cozy cafes and lively bars, all just a short stroll away.

Families will love the selection of excellent local schools, including Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy, and Alderbrook School and Sixth Form. Commuting is a dream with frequent bus and train services, plus quick access to Junction 4 of the M42.

This property occupies a desirable corner plot, set back from the road for added privacy. The exterior boasts a well-maintained lawned front garden and a tarmac driveway providing ample off-road parking, leading to a convenient side garage. A welcoming canopy porch and obscure glazed front door invite you inside.

Don't miss out on this exceptional home in a prime location! Contact us today to arrange a viewing.

Entrance Hall

With double glazed window the side, radiator, stairs to the first floor with under-stairs storage cupboard, wood effect Herringbone flooring and attractive doors leading off to:

Lounge

With double glazed bay window to the front elevation, ceiling light point, radiator, further double glazed window to the side and feature decorative paneling to half height.

Kitchen

The kitchen area is fitted with a range of attractive units with wood effect work surfaces and matching upstands, sink and drainer unit with feature shower tap, four ring induction hob with extractor canopy over, inset electric oven and grill, integrated fridge freezer and dishwasher, radiator, two ceiling light points, wood effect Herringbone flooring, double glazed windows to rear and side, double glazed French doors leading out to the rear garden and door leading into:

Utility

With fitted units, wood effect work surfaces with matching upstands, integrated washing machine and tumble dryer, spot lights, wood effect flooring and obscure double glazed door to the off road parking and garage

Guest W/C

Having a low flush WC, pedestal wash hand basin, ceiling light point, radiator, tiling to half height and wood effect flooring

Landing

Having a double glazed window to the side, stairs to the second floor, door to storage cupboard and doors off to:

Bedroom Two

With feature double glazed window to the front elevation and double glazed door to Juliet balcony, ceiling light point, radiator and door to:

En Suite

Being fitted with shower cubicle with electric shower, low flush WC, pedestal wash hand

basin, complementary tiling to water prone areas and floor, spot lights, extractor fan, ladder style radiator and obscure double glazed window to the front

Bedroom Three

Having a double glazed window to the rear elevation, ceiling light point and radiator

Bedroom Four

Having a double glazed window to the rear elevation, ceiling light point and radiator

Family Bathroom

Having a paneled bath with shower attachment, low flush WC, pedestal wash hand basin, tiling to half height, tiled flooring, spot lights, extractor and ladder style radiator

Second Floor Landing

With double glazed window to side, ceiling light point and door through to:

Master Bedroom

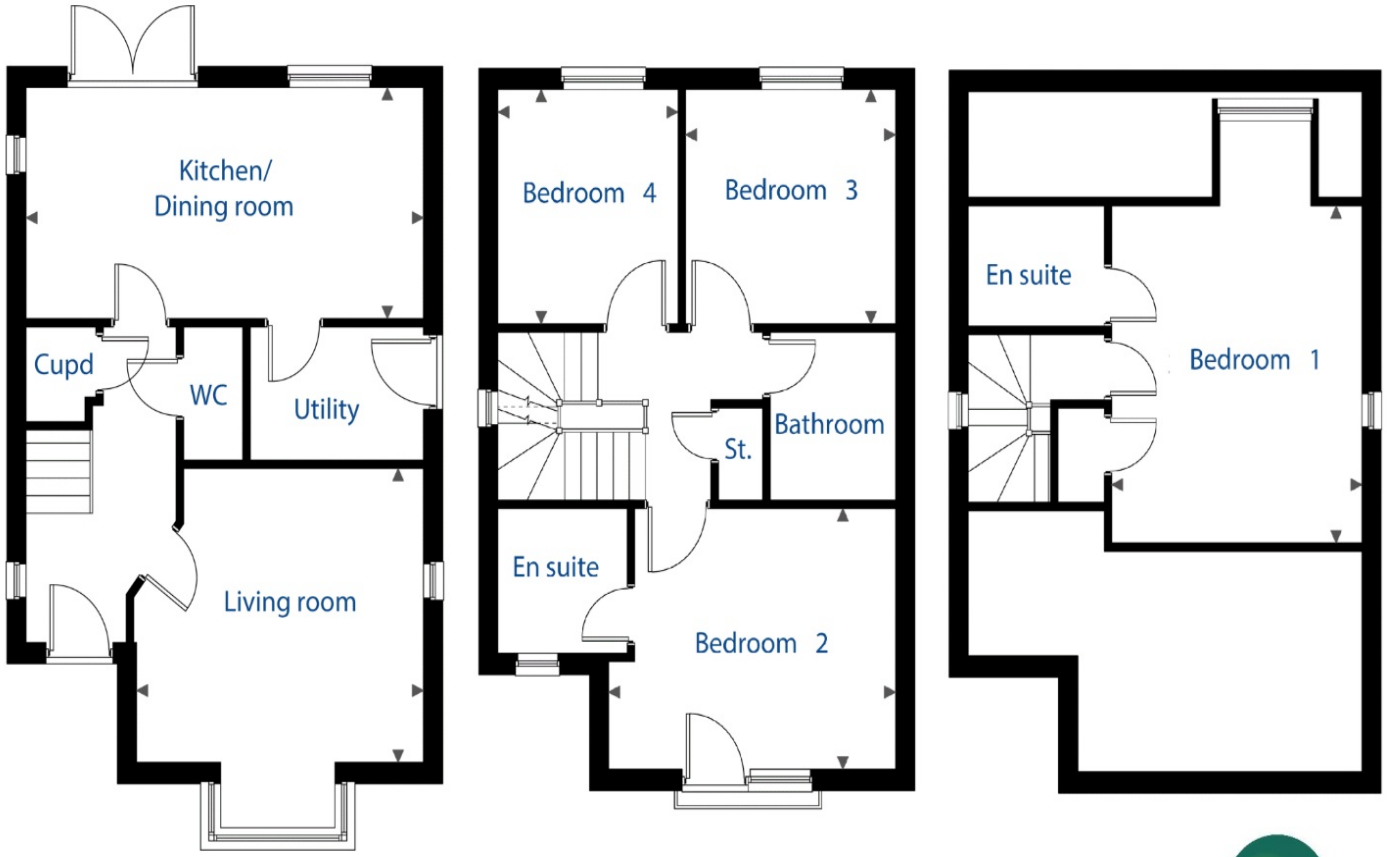
Having double glazed windows to side and rear, Velux window, loft hatch, door to over stairs storage, ceiling light point, radiator, feature paneling and door to:

Ensuite

Having a shower cubicle with thermostatic shower, pedestal wash hand basin, low flush WC, complementary tiling to water prone areas and floor, Velux window, spot lights, extractor and ladder style radiator

Rear Garden

A low maintenance rear garden having lawned area, patio area, walled and fenced boundaries and a door through to the garage



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.propertybox.io

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To view this property please contact Burchell Edwards on

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183 Stratford Road Shirley
SOLIHULL B90 3AU

EPC Rating: B

Council Tax
Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI209068

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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