

Cole Green, Shirley, Solihull, B90 1AD

£425,000

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An Exceptional 3-Bedroom Family Home Featuring a High-Spec Luxury Kitchen/Diner

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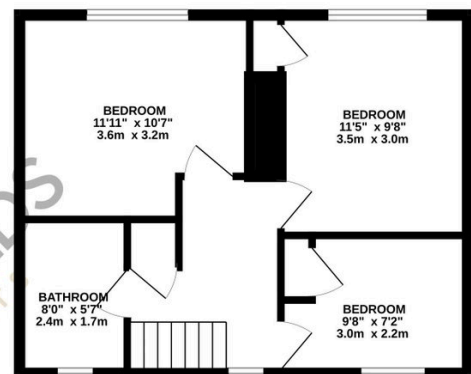
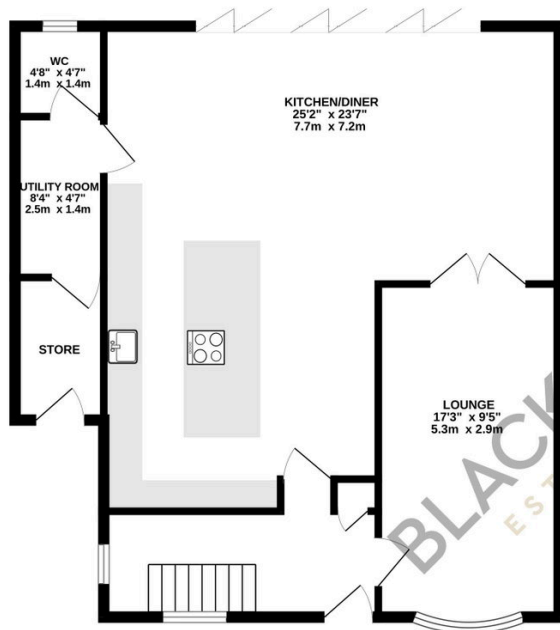
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Key Features

- **Stunning Open-Plan Kitchen/Diner:** A magnificent, expansive family and entertaining space (25'2" x 23'7") serving as the true heart of the home.
- **Premium Quartz Worktops:** Sleek, high-grade quartz surfaces throughout the kitchen, including a large central chef's island.
- **Modern Integrated Appliances:** Fully equipped with two built-in ovens, a built-in microwave, and a dedicated plate warmer.
- **Instant Cooker Tap:** Ultimate kitchen convenience with a modern instant boiling water cooker tap.
- **Three Well-Proportioned Bedrooms:** Ample living accommodation on the first floor, perfect for a growing family.
- **Separate Cosy Lounge:** A welcoming front reception room featuring a charming bay window.
- **Dedicated Utility Room:** Separate, practical utility space keeping laundry and noisy appliances out of the main living area.
- **Ground Floor WC & Storage:** Added convenience with a downstairs guest cloakroom and dedicated storage room.
- **Modern Family Bathroom:** A well-appointed first-floor bathroom suite.
- **Generous Floor Plan:** Offering approximately 1,242 sq. ft. of beautifully arranged, versatile living space.



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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