

# Horton & Senate



39 Moorlands Drive, Shirley, Solihull, B90 3RF

Offers Over £400,000

- NO CHAIN
- CLOSE TO AMENITIES
- FITTED KITCHEN
- LARGE PLOT
- POPULAR LOCATION
- WELL PRESENTED
- MODERN BATHROOM
- GARAGE

# 39 Moorlands Drive, Solihull B90 3RF

Horton & Senate are please to bring to the market this well presented detached bungalow situated in Shirley. The property is in immaculate condition and has been modernised recently so is ideal. \*NO CHAIN\*

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Council Tax Band:



### Approach

Via a recently laid driveway providing off road parking for several cars with doors leading to the porch, garage and side access to the garden

### Hall

Doors leading to the lounge and storage cupboard

### Lounge

A bright lounge with two double glazed windows allowing lots of natural light, a feature fireplace and doors leading to the kitchen and inner hall

### Kitchen

The modern kitchen comprises of a range of fitted wall and floor base units, integrated appliances a double glazed window and a door leading to the side patio

### Bathroom

The suite comprises of a bath, separate enclosed shower, wc and sink.

### Bedroom One

A large double bedroom to the rear with space for wardrobes

### Bedroom Two

Another double bedroom with a double glazed window overlooking the rear garden

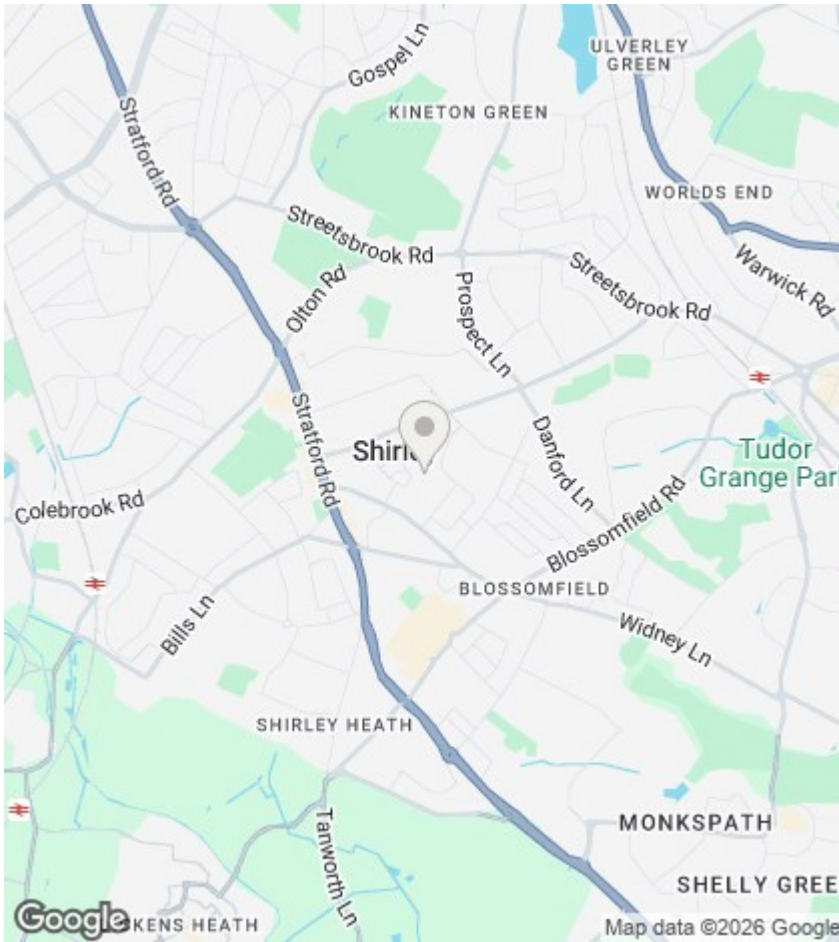
### Rear Garden

One of the main features of this property is that it sits on a generous plot, the garden has lots of potential and is very private.

### Garage







## Directions

## Viewings

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

## EPC Rating:

| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (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>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |

