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SALES & LETTINGS

10 Berry Maud Lane
Shirley B90 1BZ

Four-Bedroom Detached Family Home With Spacious Living Accommodation, Home Office, En-Suite To Principal Bedroom, Garage & Private Rear Garden. Available Now On An Unfurnished Basis.







DETAILS

Situated within an attractive residential development in the popular area of Shirley, this spacious four-bedroom detached family home offers versatile accommodation, ideal for families looking for generous living space and everyday convenience.

The property benefits from a spacious lounge with French doors opening onto the rear garden, a contemporary open-plan kitchen and dining room, a separate utility room and a dedicated home office, perfect for those working from home.

To the first floor are four bedrooms, including a principal bedroom with fitted wardrobes and a private en-suite shower room, alongside a family bathroom. Externally, the property enjoys an enclosed rear garden with a generous tiled patio, together with driveway parking and a garage.

Available immediately on an unfurnished basis.

Entering the property, the accommodation offers a practical and versatile layout designed to suit modern family living.

The spacious lounge provides an inviting setting for relaxing and entertaining, with attractive wood-effect flooring, ample space for a variety of furniture arrangements and French doors opening directly onto the rear patio and garden, allowing plenty of natural light to fill the room.

Positioned to the rear of the property, the open-plan kitchen and dining room offers an excellent space for everyday family life. The kitchen is fitted with a range of contemporary white gloss units, contrasting work surfaces, an integrated oven and gas hob, together with a dining area overlooking the garden. French doors provide further access to the outside space, making this an ideal setting for family meals and summer entertaining.













A separate utility room provides additional practicality, with further worktop space, a sink, plumbing for laundry appliances and a door leading outside.

Completing the ground floor accommodation is a dedicated home office, featuring fitted desk space, shelving and storage. This provides an excellent work-from-home environment or could alternatively be utilised as a study or hobby room.

The first floor offers four bedrooms, providing flexible accommodation for families of varying sizes.

The principal bedroom benefits from fitted wardrobes with mirrored doors, additional built-in bedside storage and its own private en-suite shower room, fitted with a shower enclosure, wash hand basin, WC and heated towel rail.

The three further bedrooms offer flexibility for use as children's bedrooms, guest accommodation or additional workspace, depending on individual requirements.

Serving the remaining bedrooms is a family bathroom, comprising a panelled bath, separate shower enclosure, wash hand basin and WC.

The property enjoys an enclosed rear garden, offering a combination of lawned space, established planting and a particularly generous tiled patio area, ideal for outdoor seating, dining and entertaining during the warmer months.

To the front, the property benefits from an attractive setting with established greenery and a pathway leading to the main entrance. A driveway to the side provides off-road parking and access to the garage, offering valuable additional storage or parking space.

Solihull Council - Tax Band E

FEATURES

- Spacious Four-Bedroom Detached Family Home
- Generous Lounge With French Doors To Rear Garden
- Modern Open-Plan Kitchen And Dining Room
- Separate Utility Room With Garden Access
- Dedicated Home Office With Fitted Desk And Storage
- Principal Bedroom With Fitted Wardrobes And En-Suite
- Driveway Parking And Garage
- Holding Deposit - £426.00
- Security Deposit - £2134.61
- Available Immediately On An Unfurnished Basis

VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

0121 775 0101

lettings@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these salesparticulars, they are for guidance purposes only. All measurements areapproximate are for general guidance purposes only and whilst every carehas been taken to ensure their accuracy, they should not be relied upon andpotential buyers are advised to recheck the measurements



