

# Horton & Senate



## 6 Scorers Close, Shirley, Solihull, B90 3SZ

Offers Over £499,950

- No Chain
- Master Ensuite
- Landscaped Rear Garden
- Well Presented
- Conservatory
- Off Road Parking And Garage
- Three Double Bedrooms
- Orangery
- Gas Fire & Gas Central Heating

## 6 Scorers Close, Solihull B90 3SZ

A well-proportioned three double bedroom detached family home situated in a highly sought-after area of Shirley. Offering generous ground floor living space with an orangery and conservatory, a driveway with garage, attractive rear garden, and excellent potential for further first floor extension (subject to planning)

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Council Tax Band:



Situated within a highly desirable area of Shirley, this beautifully proportioned three double bedroom detached family home offers generous living space, excellent natural light, and exciting potential to further enhance and extend (subject to the usual planning permissions).

The property is approached via a spacious driveway providing ample off-road parking, along with access to the garage. A welcoming and bright entrance hallway sets the tone, leading through to a well-sized living room, ideal for both everyday family living and entertaining. The adjoining dining room flows effortlessly into the conservatory, creating a wonderful connection with the additional orangery offering flexible additional living space.

The heart of the home is the stylish kitchen/breakfast room, thoughtfully laid out with practical fittings and direct access to a delightful orangery, which works perfectly as a morning room or secondary sitting area. With the existing layout and generous plot, the ground floor offers excellent scope for reconfiguration or extension to create an open-plan kitchen/living space, should a buyer wish to do so (subject to planning).

Completing the ground floor are a convenient cloakroom and multiple storage cupboards.

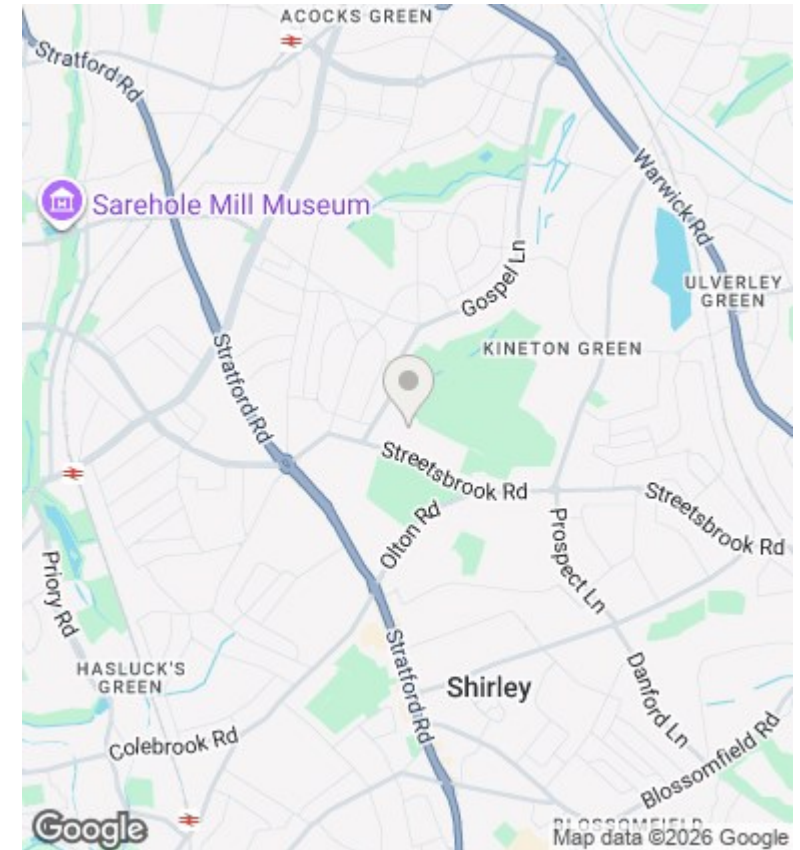
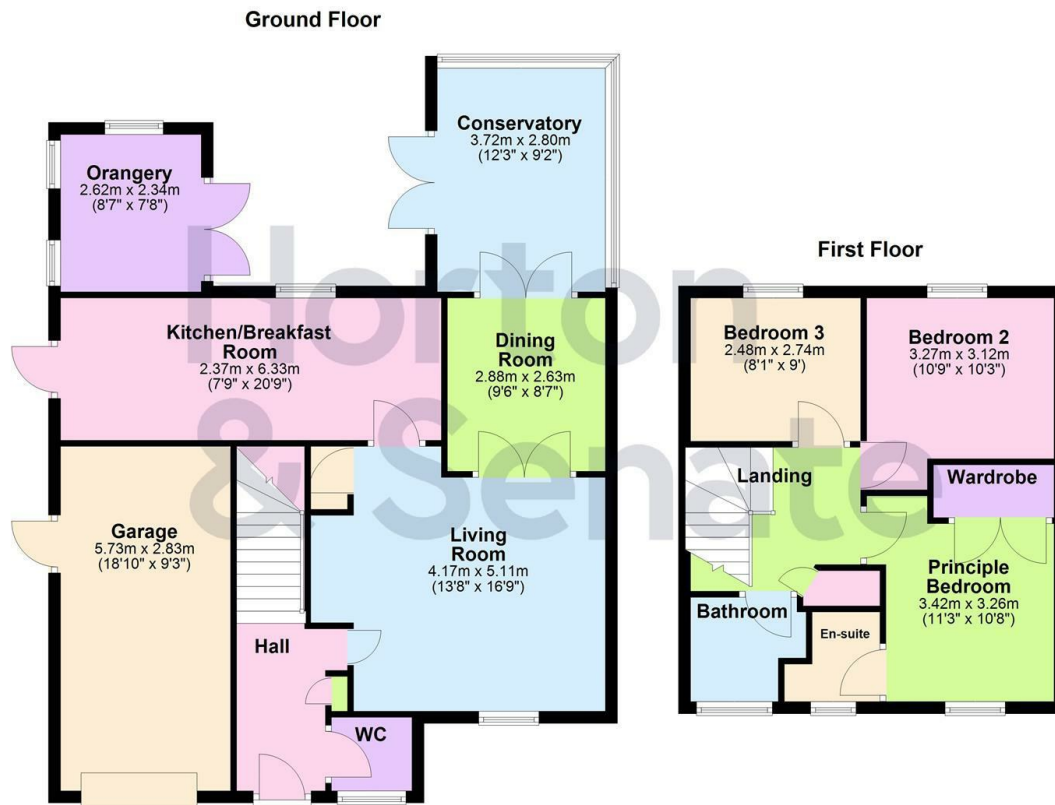
To the first floor are three spacious double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, while the airy landing also provides access to the loft for additional storage.

Outside, the rear garden is attractively landscaped with a combination of patio and lawned areas, offering a private and sunny setting ideal for outdoor dining, entertaining, or family enjoyment.

Perfectly positioned, the property is within walking distance of well-regarded local schools and convenient bus routes, with Shirley High Street close by, offering a wide range of shops, cafés, and restaurants. Excellent transport links are also on hand, with easy access to the M5, M6, M40, and M42 motorway networks, making this an ideal home for commuters.







### Directions

### Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

### Council Tax Band

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>	<b>67</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	