



Rushbury Close, Shirley, B90 3LD

Marketed by Tom Cooper powered by eXp





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Rushbury Close is a highly desirable residential location in Shirley, tucked away at the end of a quiet driveway and offering a peaceful setting while remaining close to a wealth of local amenities. The property falls within the sought after Tudor Grange catchment area and is conveniently positioned for well regarded schools, local shops, supermarkets and transport links. Shirley town centre and the amenities along the Stratford Road are within easy reach, while commuters benefit from being walking distance to Solihull town centre, Birmingham and the motorway network.

Having been lovingly owned by the current family for over 20 years, this impressive double fronted executive detached residence offers spacious and well balanced accommodation throughout, making it an ideal long term family home.

The property is approached via a landscaped front garden with a driveway providing parking for several vehicles, alongside a double garage, part of which has been thoughtfully converted into a workshop area while still retaining valuable storage and practicality.

Stepping through the front door, you are welcomed by a spacious entrance hallway which immediately creates a wonderful first impression. The hallway provides access to the principal ground floor rooms and also benefits from a convenient downstairs toilet with wash hand basin.

The attractive double fronted design provides excellent symmetry, with a formal dining room positioned to the front of the property alongside a separate study, ideal for those working from home or requiring additional reception space.

To the rear sits the generous living room, centred around a feature fireplace and offering a warm and inviting space for family life. An opening leads directly through to the conservatory, which enjoys lovely views across the garden through its surrounding windows and provides a versatile additional reception area.

The kitchen is positioned to the rear of the property and is fitted with quality solid oak cabinetry, providing an abundance of cupboard and worktop space. Integrated appliances include a newley installed hob, oven and dishwasher, while the recently replaced wall mounted boiler remains under guarantee, offering peace of mind for future owners.

Upstairs, the property offers four genuine double bedrooms and two bathrooms. The principal bedroom benefits from fitted wardrobes and a modern en suite shower room featuring fully tiled walls and a large shower cubicle. The remaining three bedrooms are all spacious double rooms, making this a fantastic home for larger families or those requiring guest accommodation. The family bathroom has been updated in a contemporary style and benefits from a shower over the bath.

Outside, the rear garden is a real highlight of the property. Beautifully maintained and thoughtfully landscaped, it features a patio area ideal for outdoor dining and entertaining, leading onto a lawn surrounded by mature plants and shrubs that provide colour and interest throughout the year. At the top of the garden sits a charming pond, creating a peaceful focal point and further enhancing the tranquil feel of the outdoor space.

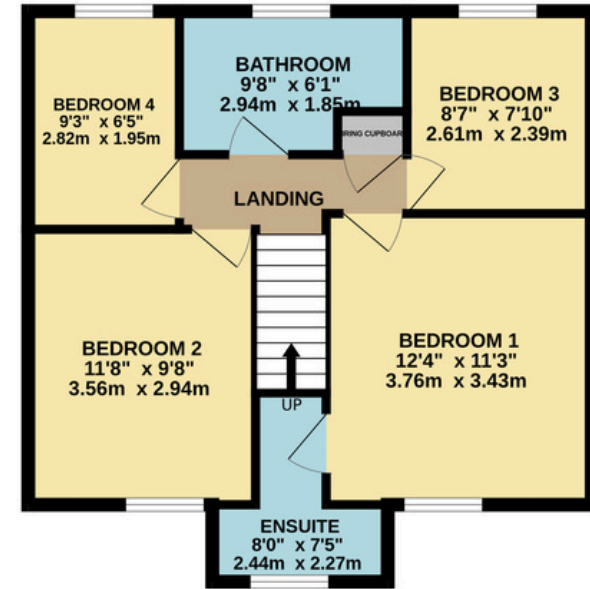
The property also benefits from a useful side passage and gated access linking the rear garden to the driveway and garage, providing additional convenience for everyday family living.

Offering generous room sizes, a sought after location and a wonderful setting within the Tudor Grange catchment area, this is a fantastic opportunity to acquire a substantial family home that has been cherished by its owners for more than two decades.

GROUND FLOOR



1ST FLOOR



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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