



smarthomes

## Bills Lane

Shirley, Solihull, B90 2PQ

- A Well Presented Semi Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Breakfast Kitchen

**£515,000**

EPC Rating TBC

Current Council Tax Band – E







## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsbury's, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.

The property is set back from the road behind a block paved driveway providing off road parking extending to metal up and over garage door and attractive front door leading through to

### Enclosed Porch

With double glazed windows, tiled flooring, wall lighting and feature hardwood door leading through to





### Entrance Hallway

With feature obscure window to front, ceiling light points, radiator, coving to ceiling, wood flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and re-conditioned doors leading off to

### Lounge to Front

16' 0" x 13' 5" (4.9m x 4.1m) With double glazed bay window to front elevation, ceiling light point, coving to ceiling, radiator and feature fireplace with wooden surround and marble hearth

### Dining Room to Rear

14' 9" x 11' 9" (4.5m x 3.6m) With double glazed windows incorporating French doors leading out to the rear garden, wood flooring, ceiling light point, coving to ceiling, radiator and feature open fireplace with tiled inlay, slate hearth and wooden surround



### Breakfast Kitchen to Rear

20' 4" x 10' 5" (6.2m x 3.2m) Being fitted with a range of wall, drawer and base units with complementary Quartz work surfaces and matching upstands, inset sink with mixer tap, five ring gas hob with extractor canopy over, inset electric fan oven, integrated dishwasher and freezer, space for American style fridge freezer, radiator, ceiling light points, tiled flooring, coving to ceiling, double glazed window to rear and stable style door leading through to

### Utility Room to Rear

12' 5" x 7' 2" (3.8m x 2.2m) With UPVC double glazed door leading out to the rear garden, sky light, door to garage, radiator, fitted wall units, laminate work surface with space and plumbing for washing machine and tumble dryer, tiled flooring, ceiling light point and door leading into



### Guest WC

With obscure double glazed window to side, low flush WC, vanity wash hand basin with tiling to splashback, wall mounted Baxi boiler, ceiling light point, ladder style radiator and tiled flooring

### Accommodation on the First Floor

### Landing

With ceiling light point, loft access and re-conditioned doors leading off to

### Bedroom One to Front

16' 0" x 13' 1" (4.9m x 4.0m) With double glazed bay window to front elevation, radiator, picture rail and ceiling light point

### Bedroom Two to Rear

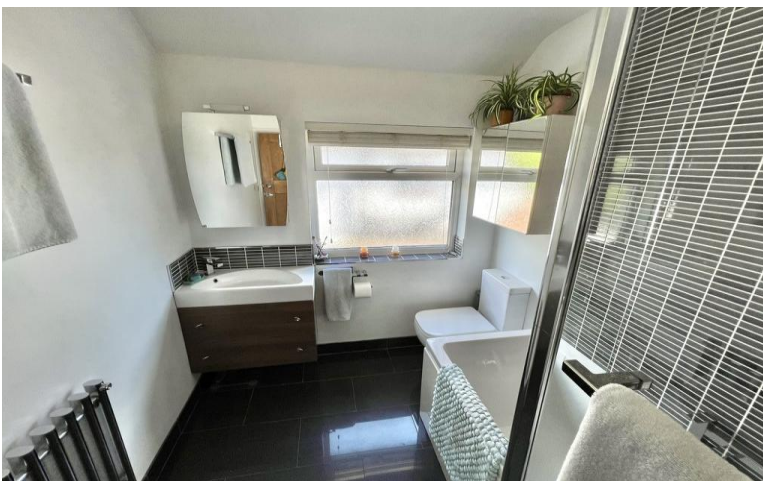
14' 9" x 11' 9" (4.5m x 3.6m) With double glazed window to rear elevation, radiator, picture rail and ceiling light point

### Bedroom Three to Rear

11' 5" x 7' 6" (3.5m x 2.3m) With double glazed window to rear elevation, radiator, picture rail and ceiling light point

### Bedroom Four to Front

7' 10" x 7' 6" (2.4m x 2.3m) With double glazed window to front elevation, radiator, picture rail and ceiling light point







**Modern Family Bathroom**

7' 10" x 6' 2" (2.4m x 1.9m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic shower over and glazed screen, low flush WC and floating vanity wash hand basin with storage below, complementary tiling to water prone areas, tiled flooring with under-floor heating, obscure double glazed window to side, feature radiator and ceiling light point

**Delightful Rear Garden**

Being mainly laid to lawn with paved patio, paved pathway, outside tap, fencing to boundaries, decorative borders with a variety of mature shrubs, trees and bushes and paved terrace to rear with Summer house/home office

**Summer House/ Home Office**

11' 5" x 7' 2" (3.5m x 2.2m) Having double glazed windows and French doors, wood effect flooring, lighting, power points and wired internet

**Garage**

With up and over garage door to driveway

**Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - E



**Ground Floor**



**First Floor**



316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.