



smarthomes

## Bills Lane

Shirley, Solihull

- A Very Well Presented Three Bedroom Detached Family Home
- Lovely Fitted Kitchen with Pantry & Spacious Lounge
- Southerly Facing Rear Garden & Garage Store
- Utility Room, Guest W.C & Family Bathroom

**£575,000**

Current EPC Rating - TBC  
Current Council Tax Band - E





## Property Description

A very well presented three bedroom detached family home offering two reception rooms, fitted kitchen with pantry, utility, guest WC, family bathroom, Southerly facing rear garden, garage store and off-road parking

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, Sainsburys, Aldi and Tesco. Food lovers are spoiled 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



## Rooms & Measurements

Reception Room One to Front 3.66m x 4.55m (12'0" x 14'11" (into bay)

Reception Room Two to Rear 4.57m x 4.85m (15'0" (into bay) x 15'11")

Fitted Kitchen to Rear 2.79m x 5.31m (9'2" (max) narrowing to 4'6" x 17'5" (max) / 10' 11" (min)

Utility Room 2.74m x 3.2m (9'0" x 10'6")

Side Passageway 4.88m x 0.74m (16'0" x 2'5")

Bedroom One to Front 4.47m x 4.01m (14'8" (into bay) x 13'2")

Bedroom Two to Front 3.66m x 4.7m (12'0" x 15'5" (into bay)

Bedroom Three to Rear 4.62m x 3.43m (15'2" x 11'3")

Family Bathroom to Rear 3.3m x 2.36m (10'10" x 7'9" (min)

Garage Store 3.25m x 2.9m (10'8" x 9'6")

### Tenure

We are advised by the vendor that the property is freehold. 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



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.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 are 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.