

smarthomes

# Bellamy Close

Shirley, Solihull

- A Beautifully Presented Four Bedroom Detached Bungalow
- Open Plan Lounge/Kitchen/Diner
- En-Suite Shower Room
- Guest W.C
- Landscaped Southerly Facing Rear Garden
- Driveway Parking

**£475,000**

Current EPC Rating - B

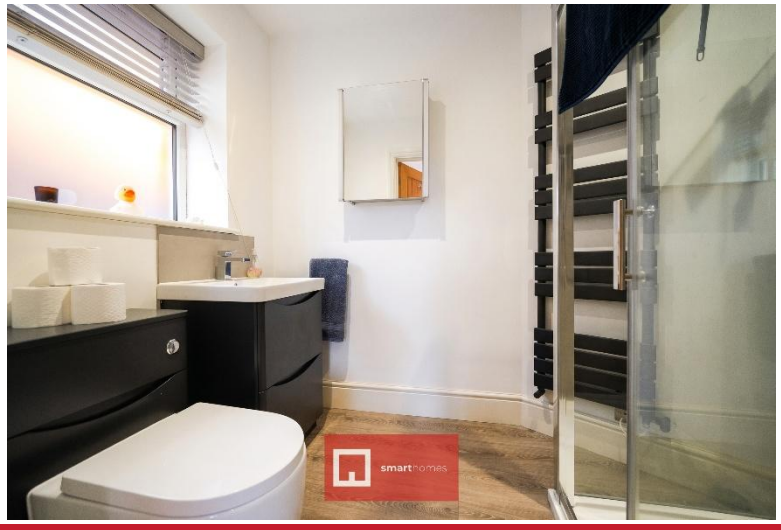
Current Council Tax Band - C







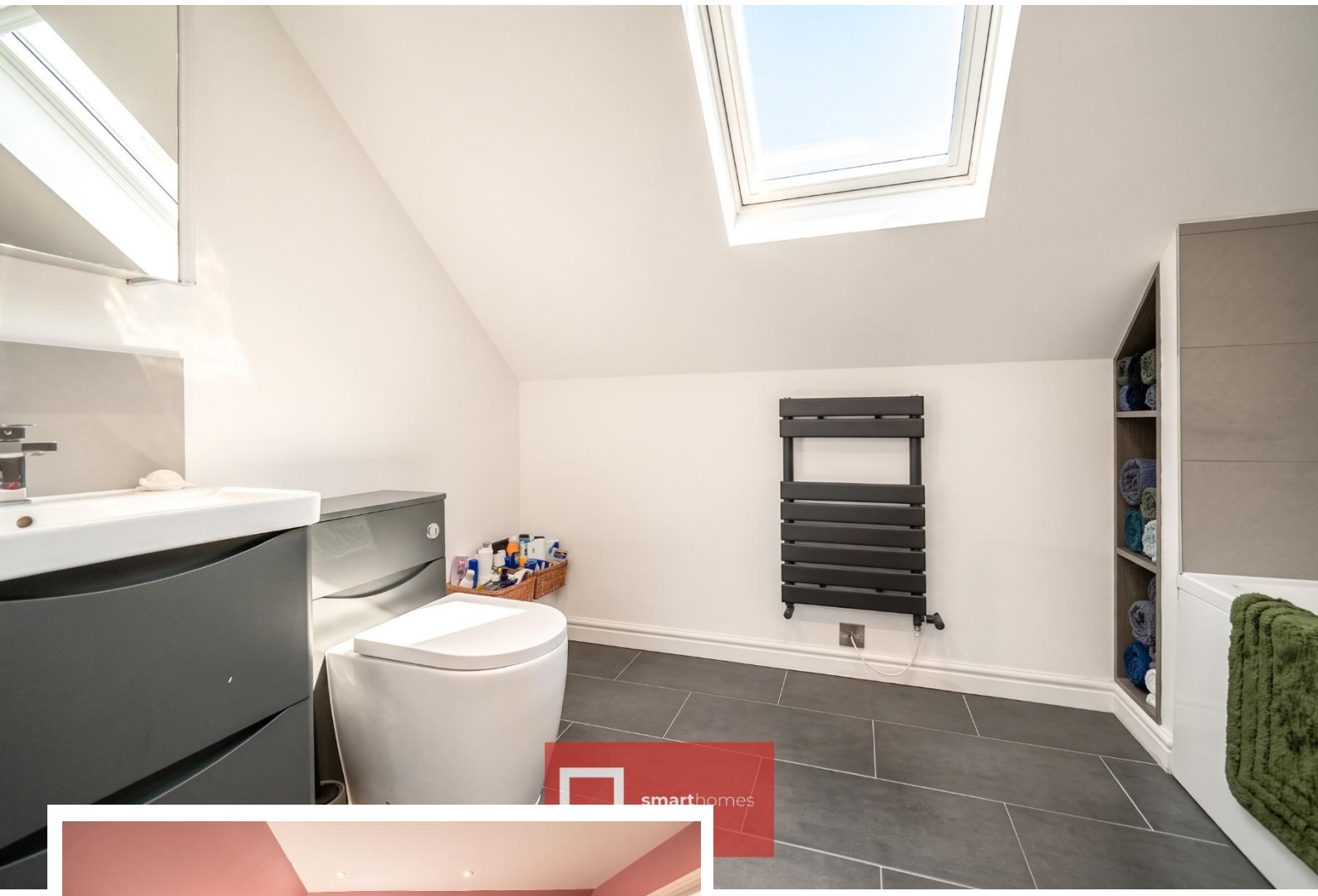


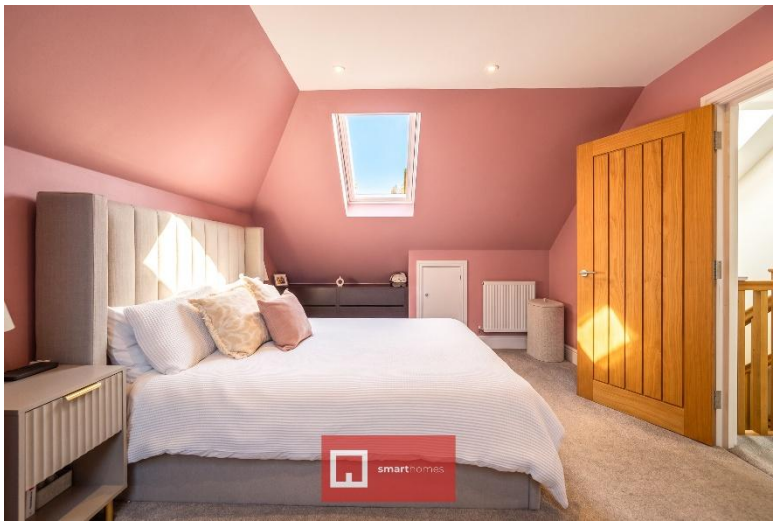


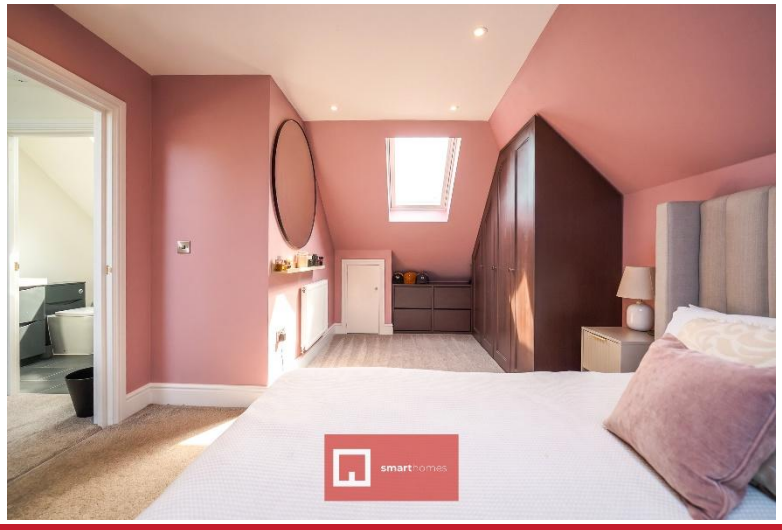
## Property Description

A beautifully presented and recently constructed four bedroom detached dormer bungalow situated in a discreet cul-de-sac location and benefiting from the remainder of a 10 year Build Zone warranty. Offering accommodation comprising an open plan lounge/kitchen/diner with bi-fold doors, two ground floor bedrooms, ground floor en-suite shower room, guest W.C, two first floor bedrooms, first floor family bathroom, landscaped Southerly facing rear garden and driveway 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 Asda, Sainsburys, 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.







## Rooms & Measurements

Open Plan Lounge/Kitchen/Diner to Rear 8.31m x 3.68m (27'3" x 12'1")

Guest W.C

Bedroom One to Front 3.38m x 3.12m (11'1" x 10'3")

En-Suite Shower Room to Side

Bedroom Four to Front 3.4m x 1.91m (11'2" x 6'3")

Dual Aspect Bedroom Two 5.13m max x 3.45m max (16'10" max x 11'4" max)

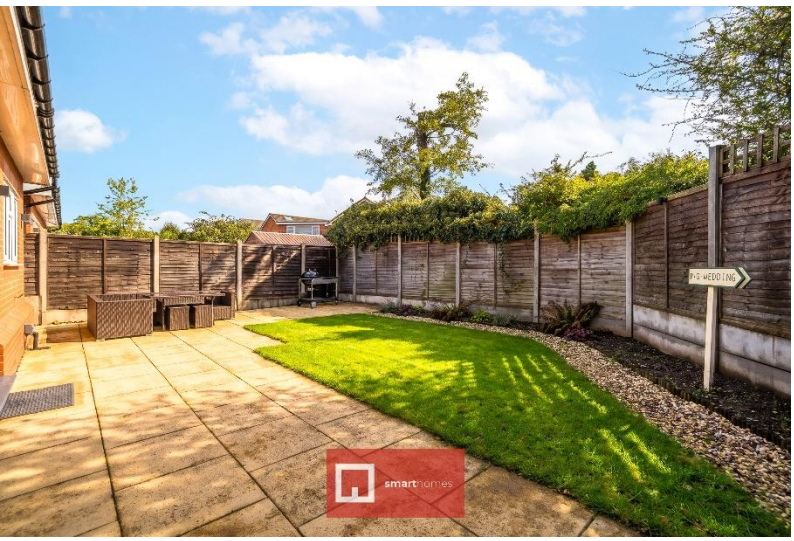
Bedroom Three to Rear 5.08m max x 2.54m (16'8" max x 8'4")

Family Bathroom to Rear

Tenure
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Council tax band C









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