



Bills Lane, Shirley

Offers In Excess Of £600,000

- **LARGE CORNER PLOT**
- **DRIVEWAY**
- **BREAKFAST KITCHEN**
- **GUEST CLOAKS**
- **FAMILY BATHROOM**
- **POTENTIAL TO EXTEND**
- **TWO RECEPTION ROOMS**
- **LARGE UTILITY**
- **FOUR BEDROOMS**
- **GARAGE**

This well presented and extended larger style detached property is situated in this much sought after location and occupies a good sized established plot with a private rear garden.

There is easy access from the property to both Woodlands Infant School and Light Hall Senior School, along with further junior and infant schooling in the local area. Our Lady of the Wayside Roman Catholic Junior and Infant School are situated on the main Stratford Road at the opposite end of the Shirley shopping centre. Education facilities are subject to confirmation from the Education Department.

There is a thriving business community in the Shirley area which extends down onto the Cranmore, Widney and Monkspath Business Parks, and the Blythe Valley Business Park which sits on the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

On the main A34 Stratford Road one will find an excellent array of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the nearby Retail Park. There are local bus services in Bills Lane and Shirley Railway Station is nearby, offering commuter services to Stratford upon Avon and Birmingham.

This charming property is set back from the road behind front driveway that extends to the UPVC double glazed door that open to the

PORCH

RECEPTION HALLWAY

Having two ceiling light points, central heating radiator, stairs rising to first floor landing and doors off to the lounge, breakfast kitchen, guest cloaks, garage, storage cupboard and

DINING ROOM

15'2" x 11'8" (4.62m x 3.56m)



Having double glazed window to front aspect, two double glazed windows to side aspect, ceiling light point, central heating radiator and coved cornicing to ceiling

LOUNGE

13'6" x 17'9" (4.11m x 5.41m)



Having double glazed French doors to the rear garden with double glazed windows to either side, two double glazed windows in the inglenook fireplace, ceiling light points, five central heating radiators and coved cornicing to ceiling

BREAKFAST KITCHEN

10'1" x 11'10" (3.07m x 3.61m)



Having double glazed window to rear aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, space for cooker and dishwasher, integrated fridge, ceiling light point, central heating radiator and door to utility

GUEST CLOAKS

Having double glazed window to side aspect, low level wc, vanity unit with wash hand basin, ceiling light point and central heating radiator

UTILITY ROOM

Having door from the front driveway to provide front to back access, single glazed windows and door to rear garden, stainless sink and double drainer with mixer tap over, base units with work surface over and ceiling light point

FIRST FLOOR LANDING

Having single glazed window to side elevation with secondary glazing, ceiling light point, central heating radiator, loft access, storage cupboard and doors off to the four bedrooms, family bathroom and separate wc

BEDROOM ONE
12'1" x 11'9" (3.68m x 3.58m)



Having double glazed window to front elevation, ceiling light point, central heating radiator, coved cornice to ceiling and door to storage cupboard and

EN-SUITE

Having low level wc, pedestal wash hand basin, shower cubicle with electric shower over, ceiling light point and central heating radiator

BEDROOM TWO
15'2" x 11'9" (4.62m x 3.58m)



Having double glazed window to front elevation, ceiling light point and central heating radiator

BEDROOM THREE
13'6" x 11'10" (4.11m x 3.61m)

Having double glazed window to rear elevation, ceiling light point, central heating radiator and sink

BEDROOM FOUR
10'0" x 6'9" (3.05m x 2.06m)

Having double glazed window to rear elevation, ceiling light point and central heating radiator

FAMILY BATHROOM

Having double glazed window to side elevation, panel bath with mixer tap and shower head attachment, pedestal wash hand basin, ceiling light point and central heating radiator

SEPARATE WC

Having double glazed window to side elevation, low level wc and ceiling light

GARAGE
16'0" x 8'0" (4.88m x 2.44m)

having double doors to the driveway, ceiling light point and courtesy door to reception hallway

REAR GARDEN

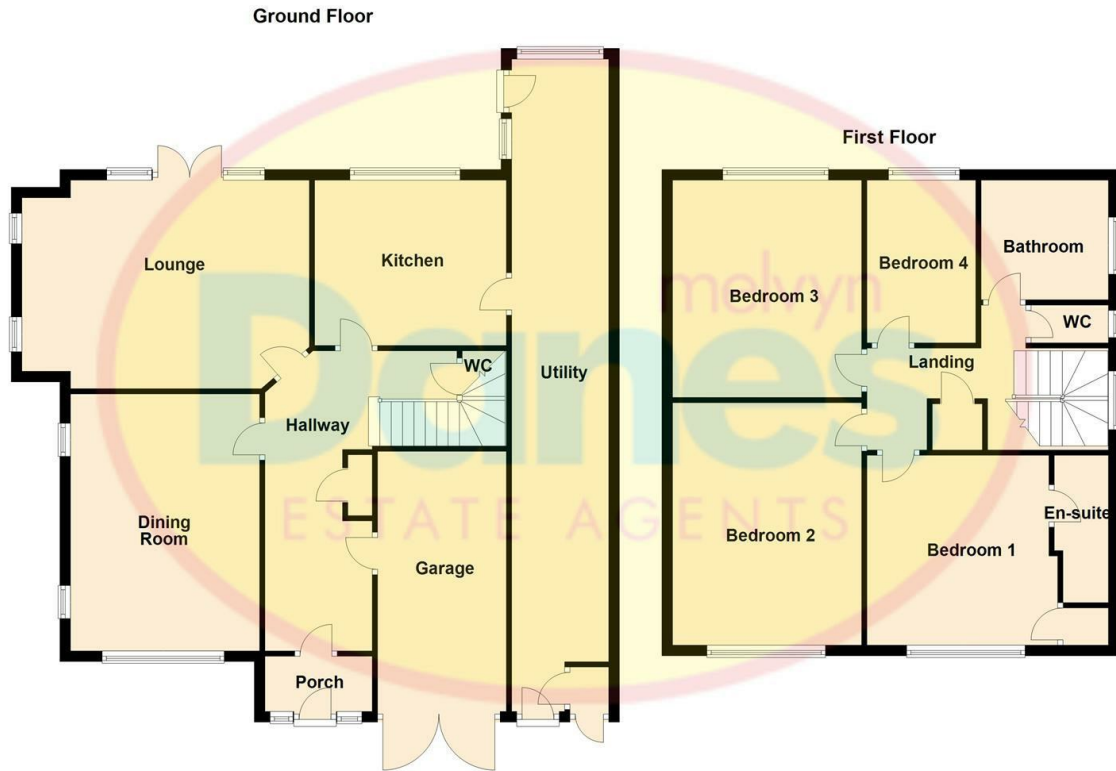


A large corner plot giving plenty of potential to extend or develop subject to obtaining the relevant planning consents



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



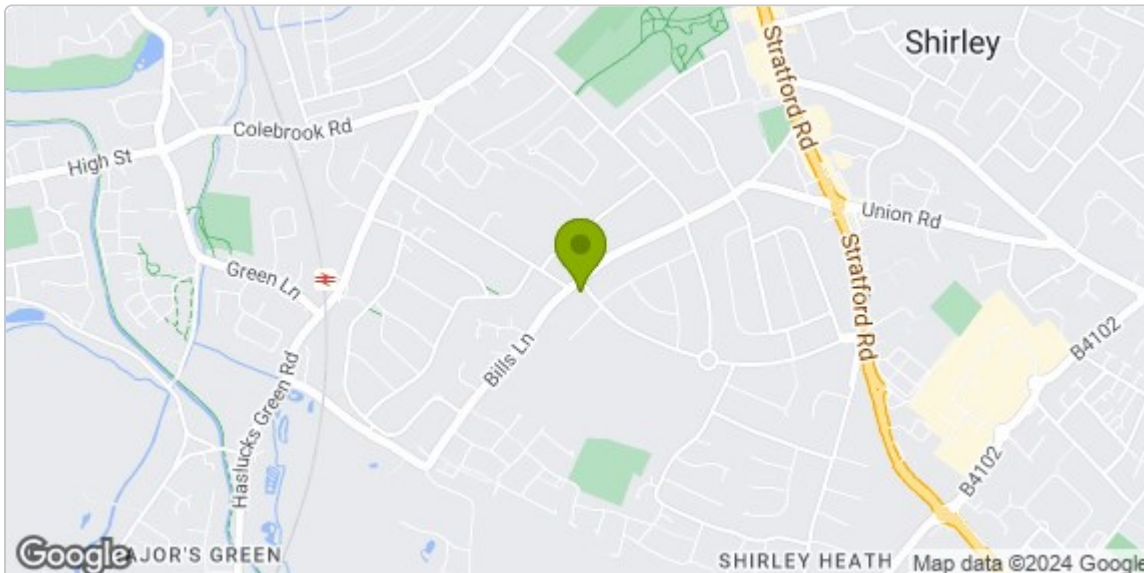
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: F

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
109 Bills Lane Shirley Solihull
B90 2PQ

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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