



# Bishopton Close, Shirley

## Offers Around £365,000

- DRIVEWAY
- DINING ROOM
- GUEST CLOAKS
- BATHROOM
- GARAGE
- LOUNGE
- KITCHEN
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- NO UPWARD CHAIN

This 1960's built Swiss Chalet dormer style property offers most versatile accommodation set within a most convenient location. The property does need some updating throughout but does offer enormous potential for any purchaser looking for a property to suit either a family or a couple looking at purchasing a home for retirement, with the versatility of a ground floor bedroom and shower room facilities.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore for this property which is set back from the road behind a full width tarmac driveway which gives access to the garage via the carport and to the UPVC double glazed front door, which opens directly to the

### HALLWAY

Having ceiling light point, central heating radiator and doors off to the kitchen, guest cloaks, dining room and

### LOUNGE

**13'1" x 19'11" (3.99m x 6.07m)**



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

### DINING ROOM

**13'6" x 10'5" (4.11m x 3.18m)**



Having double glazed sliding doors to rear garden, ceiling light point and central heating radiator

### KITCHEN

**13'6" x 8'11" (4.11m x 2.72m)**



Having double glazed window to rear aspect, a range of wall and base units with roll top work surface over incorporating sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for fridge freezer, double glazed door to rear garden and cupboard housing gas central heating boiler

### GUEST CLOAKS

Having double glazed window to side aspect, low level wc., pedestal wash hand basin, ceiling light point and coved cornice to ceiling

### FIRST FLOOR LANDING

Having ceiling light point and doors off to the two double bedrooms, bathroom and storage cupboard

**BEDROOM ONE**  
**13'6" x 12'8" (4.11m x 3.86m)**



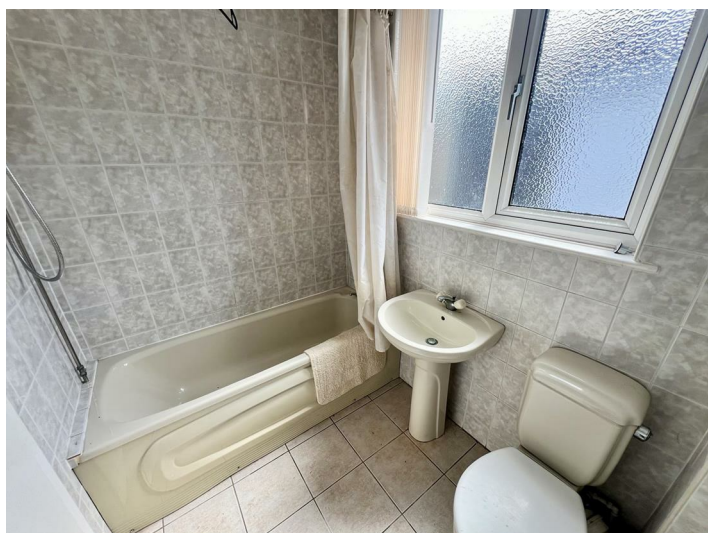
Having double glazed window to rear elevation, ceiling light point and central heating radiator

**BEDROOM TWO**  
**13'1" x 12'7" (3.99m x 3.86m)**



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

**BATHROOM**



Having double glazed window to side elevation, panel bath

with electric shower over, low level wc, pedestal wash hand basin and ceiling light point

**GARAGE**  
**15'11" x 7'6" (4.85m x 2.29m)**

Having double glazed window to rear aspect, ceiling light point and door giving access to the rear garden

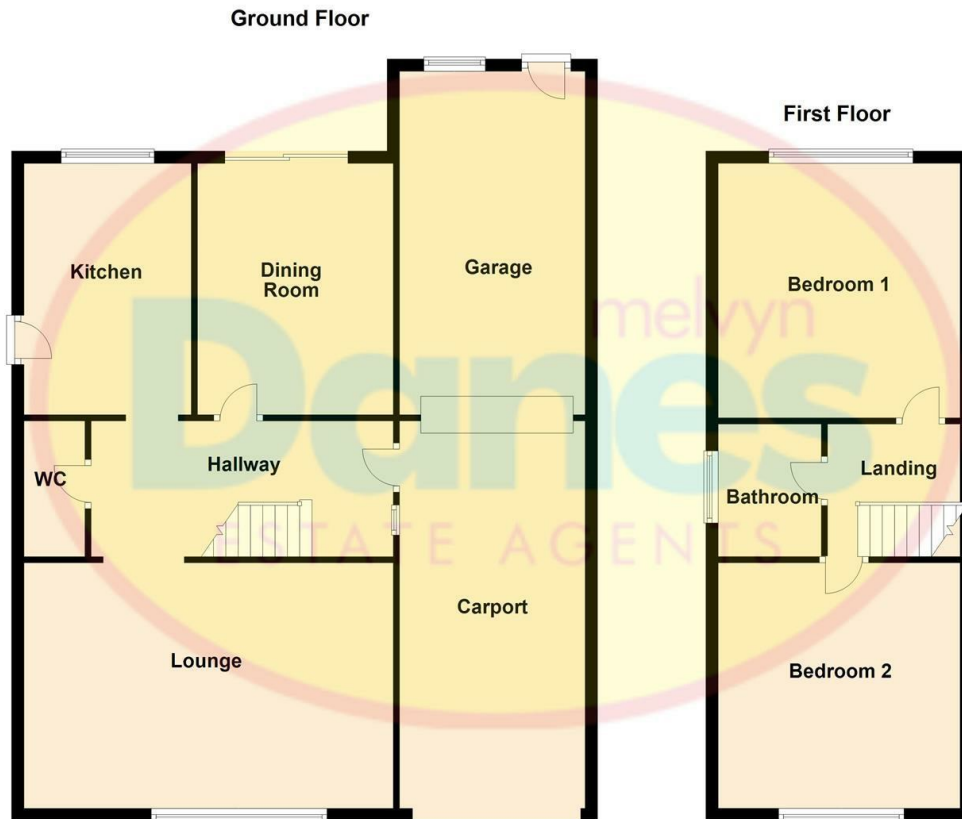
**REAR GARDEN**



Having paved area with the rest laid mainly to lawn with gates access back to the front of the property

## 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.



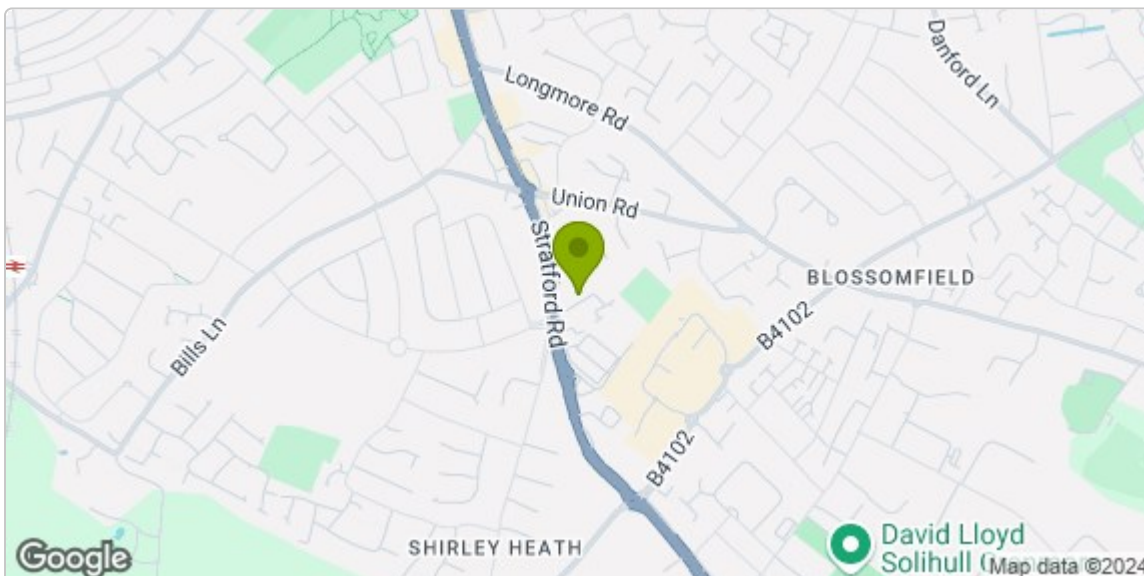
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:**

**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:**  
5 Bishopton Close Shirley  
Solihull B90 4AH

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		71
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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