



smart homes

## Berry Maud Lane

Shirley, Solihull

- A Very Well Presented Four Bedroom Family Home
- Modern Fitted Kitchen/Diner & En-Suite Shower Room
- East Facing Rear Garden
- Two Reception Rooms

**£500,000**

Current EPC Rating - C  
Current Council Tax Band - E





## Property Description

A very well presented detached family home situated in a most convenient and sought after location. Offering accommodation comprising two reception rooms, spacious kitchen/diner, utility room, guest W.C, four bedrooms, en-suite shower room, re-fitted family bathroom, private rear garden, gym, driveway parking and converted garage store/gym

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

Lounge to Front 4.27m x 2.92m (14'0" x 9'7")

Dining Room/Office to Front 3.15m x 2.54m (10'4" x 8'4")

Modern Kitchen/Diner to Rear 7.75m x 3.05m (25'5" x 10'0")

Utility Room 1.73m x 1.68m (5'8" x 5'6")

Bedroom One to Front 4.09m min x 2.97m (13'5" min x 9'9")

En-Suite Shower Room 2.54m max x 1.4m min (8'4" max x 4'7" min)

Bedroom Two to Rear 3.71m max x 2.67m (12'2" max x 8'9")

Bedroom Three to Rear 2.59m x 2.51m (8'6" x 8'3")

Bedroom Four to Rear 2.74m x 2.31m (9'0" x 7'7")

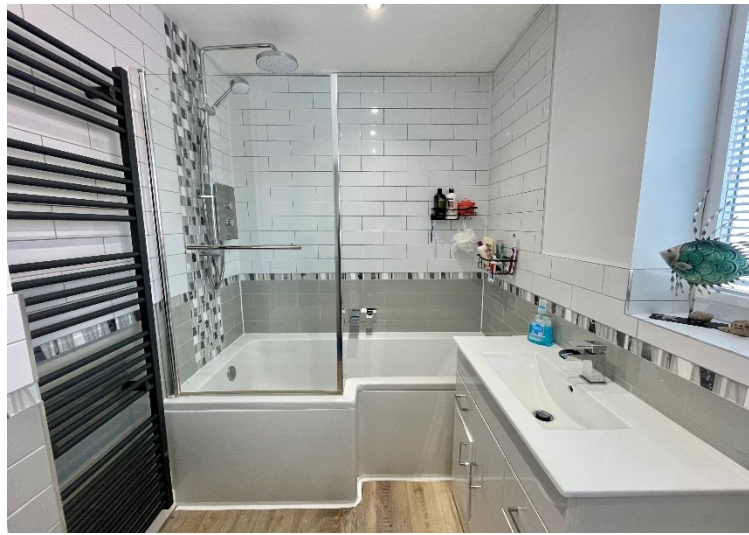
Re-Fitted Family Bathroom to Side 2.46m x 1.65m (8'1" x 5'5")

Gym 2.9m x 2.74m (9'6" x 9'0")

### 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 vendor.

Current council tax band – E



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