



3 HORTON GROVE, SHIRLEY, SOLIHULL, B90 4UZ

PURCHASE PRICE £315,000





PROPERTY OVERVIEW

Situated on the popular Monkspath Estate, an ideal opportunity to purchase this two bedroom detached bungalow which is offered to the market with no upward chain. The property has been well maintained, benefits from gas central heating, UPVC double glazing and a private rear garden. Horton Grove is within access of local shops, schools and public transport and briefly comprises of:- entrance hall, spacious lounge/dining room, kitchen, two bedrooms, modern bathroom, garage and private rear garden. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the tarmac driveway with lawned foregarden.

ENTRANCE HALL

With UPVC double glazed front door, coved cornicing, central heating radiator, central heating thermostat and leading to:-

SPACIOUS LOUNGE/DINING ROOM

20' 0" x 13' 5" (6.12m x 4.11m) (max) Having a feature Adam style fireplace incorporating a fitted gas fire, double central heating radiator, coved cornicing, wall light point, power points and double glazed sliding patio doors leading out to the rear garden.



KITCHEN

10' 11" x 8' 6" (3.34m x 2.60m) Having an inset one and a half bowl sink unit with side drainer, cupboard and drawers beneath, a range of base and wall cupboards, built in four ring gas hob with oven beneath, double central heating radiator, UPVC double glazed window, ceramic tiled floor, airing cupboard and access into the garage.



BEDROOM ONE (FRONT)

14' 8" x 10' 3" (4.48m x 3.14m) UPVC double glazed bay window, central heating radiator, power points and

fitted wardrobes with mirrored sliding doors.

BEDROOM TWO (FRONT)

8' 9" x 8' 4" (2.67m x 2.55m) UPVC double glazed window, central heating radiator, power points, coved cornice and light dimmer switch.

BATHROOM

Being part tiled comprising of a modern white suite, panelled bath with shower over, pedestal wash basin, low flush wc, electric shaver point and UPVC obscure glazed window.

OUTSIDE

GARAGE

16' 0" x 7' 10" (4.88m x 2.41m) Having an up and over door to the front, courtesy door leading out to the rear garden and wall mounted gas central heating boiler.

PRIVATE REAR GARDEN

The property enjoys an easily maintained private rear garden, having a paved patio with wheelchair access out from the patio doors from the lounge, paved footpath, lawn, flower borders, shrubs and tradesman entrance to the side.

TENURE

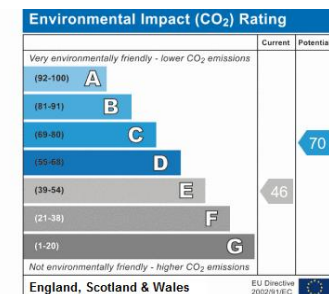
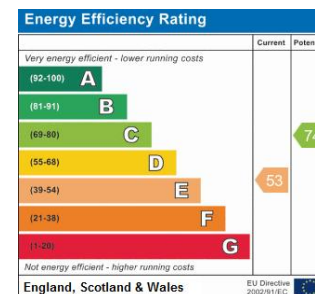
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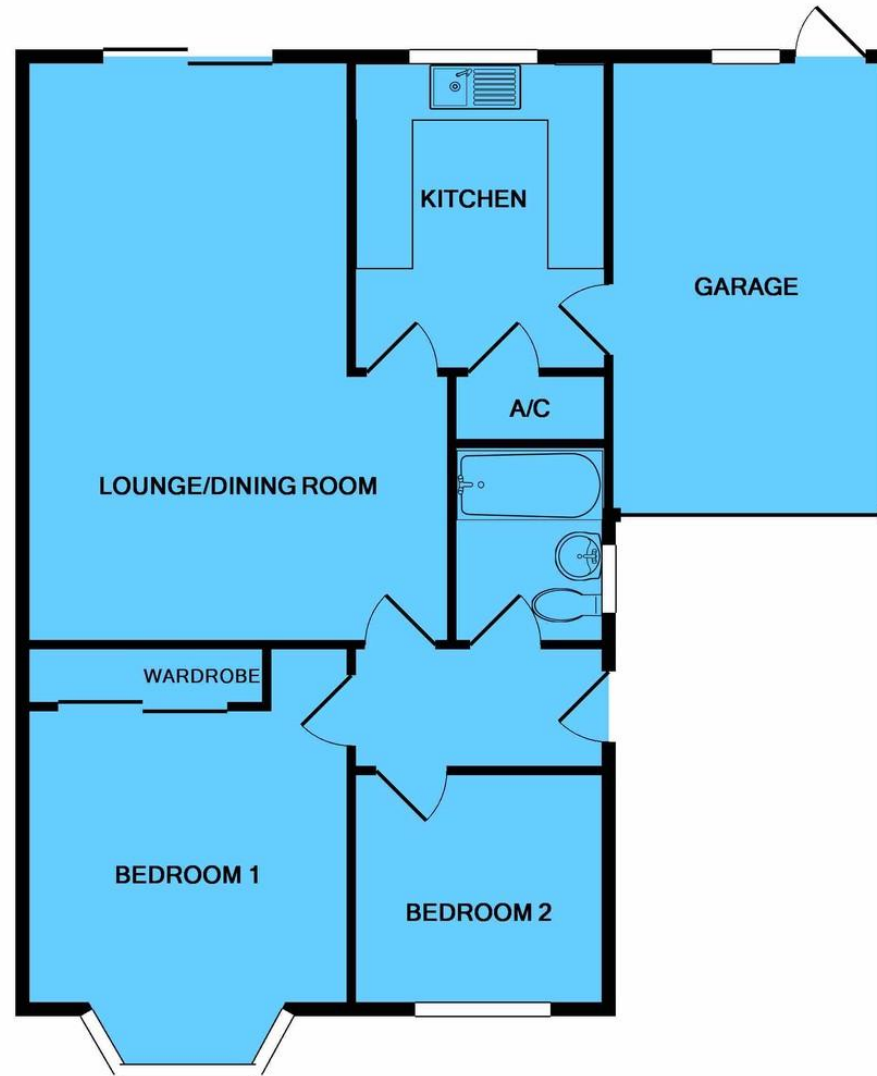
VIEWING

Via Xact in Solihull on 0121 712 6222

COUNCIL TAX

Council Tax Band D





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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