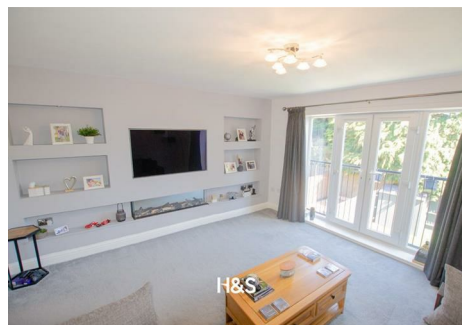


# Horton & Senate



41 Snitterfield Drive, Shirley, Solihull, B90 4BF

£415,000

- MODERN THREE STOREY TOWN HOUSE
- FAMILY ROOM
- MASTER BEDROOM WITH ENSUITE
- OFF ROAD PARKING
- IMMACULATE CONDITION
- KITCHEN/DINER
- LOUNGE
- FAMILY BATHROOM
- FOUR BEDROOMS
- CLOSE PROXIMITY TO SHIRLEY RETAIL PARK

# 41 Snitterfield Drive, Solihull B90 4BF

A stunning family home situated in Shirley close to Shirley Retail Park. The property has been modernised throughout by the current owners and it is ready for someone to move straight into. The property is ideal for families due to the size and open plan space on the ground floor and further lounge to the first floor.

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2

2

Council Tax Band: D



## Approach

The property is approached by a driveway leading to the front door

## Ground floor

### Entrance hall

A welcoming entrance hall that has a central heating radiator, a door to the ground floor WC, a door to the kitchen diner and stairs leading to the first floor landing

### Kitchen diner

The kitchen diner is perfect for families and entertaining, it has a range of modern wall and floor base units with worksurface over and integrated appliances to include a dishwasher, fridge freezer, an oven and hob. There is a cupboard housing the wall mounted boiler, double doors opening onto the family room and a set of double glazed patio doors leading onto the rear garden.

### Family room

This room was converted from the garage to provide a useful family room, it flows nicely from the kitchen diner via the double doors creating a fantastic entertaining space

### WC

Suite comprises of a WC and a sink

## First floor

### Landing

Door leading to the lounge, bathroom, bedroom three and storage cupboard. There are stairs to the second floor and a double glazed window.

### Lounge

The lounge is located on the first floor and benefits from a set of patio doors opening onto the Juliette balcony allowing lots of fresh air in and double glazed windows.

### Bathroom

The family bathroom is located on the first floor and is a fully tiled room with a suite comprising of

a bath with a shower over, WC, sink and radiator.

### Bedroom three

Having a double glazed window to the front elevation and central heating radiator.

### Second floor landing

There is a storage cupboard and doors to 2nd floor rooms

### Master bedroom

Large double bedroom has range of built-in wardrobes, a double glaze window and a door leading to the ensuite

### Ensuite

The recently renovated ensuite comprises of an enclosed shower, sink with storage under, WC and double glazed window

### Bedroom two

A double bedroom with a double glazed window to the rear elevation

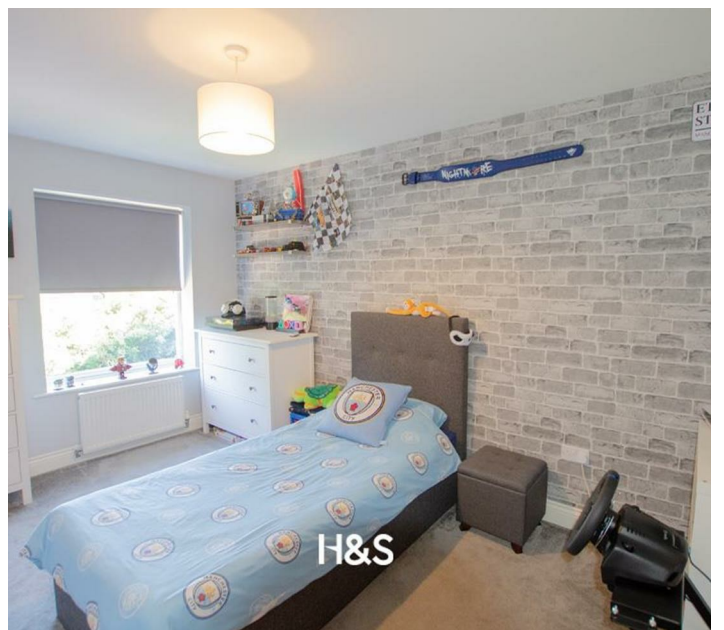
### Bedroom four

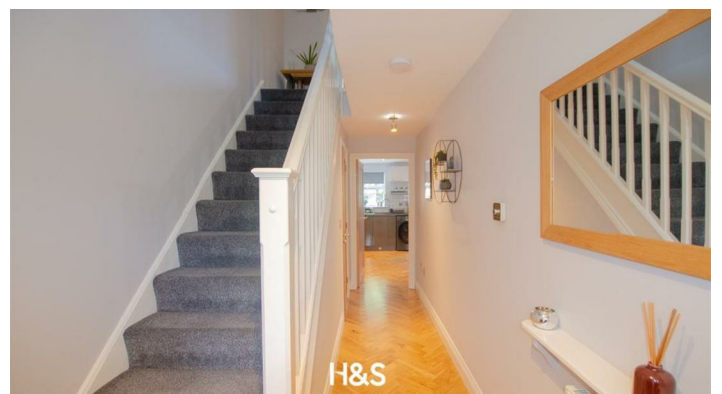
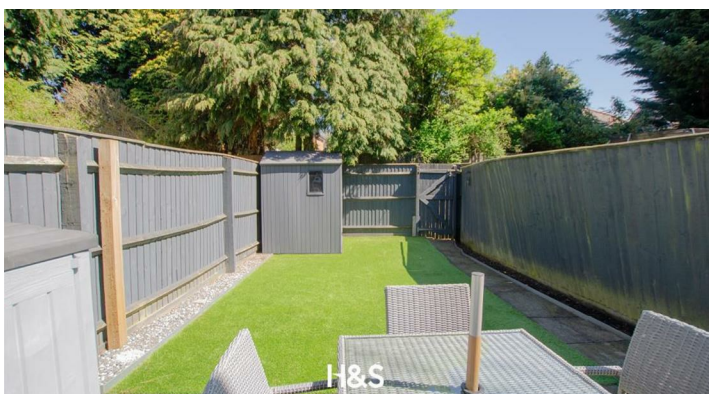
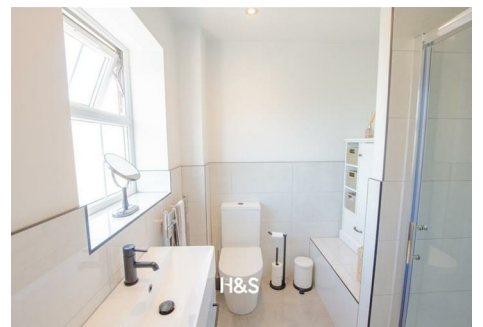
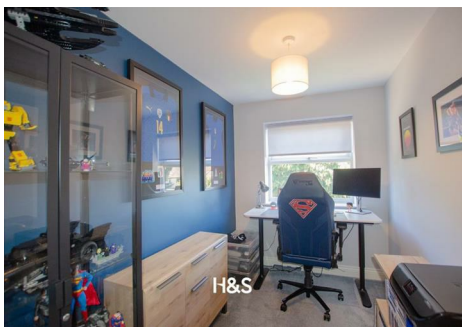
A generous single bedroom with a double glazed window to the rear elevation

## Outside

### Garden

The private rear garden is not overlooked and is ideal as it is very low maintenance with a slabbed patio area leading to an artificial lawn with fencing to boundaries.







### Directions

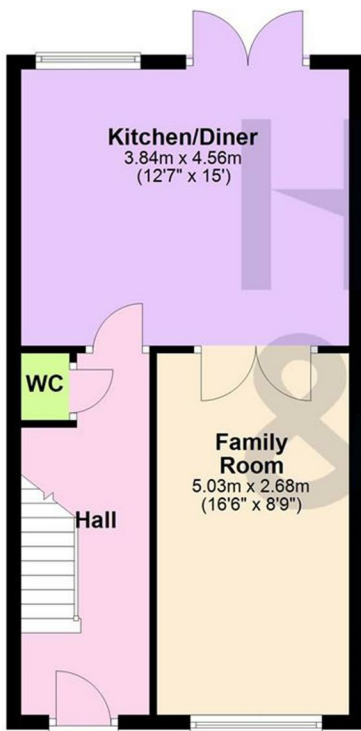
### Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

### EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Ground Floor



First Floor



Second Floor

