

# Horton & Senate



5 Hunscombe Close, Shirley, Solihull, B90 2NH

Offers Over £484,950

- Walking Distance To Shirley Train Station
- Extended Lounge/Diner
- Guest WC
- Master Bedroom With Ensuite
- Five Bedrooms
- Kitchen
- Utility Room
- Refitted Shower Room

# 5 Hunscombe Close, Solihull B90 2NH

Horton & Senate are pleased to bring this immaculate 5 bedroom family home to the market. Situated in a convenient location withing walking distance to Shirley Train Station and local shops. Early Viewing is essential to appreciate the size and quality of accommodation.

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Council Tax Band:



#### Entrance Hall

A welcoming entrance hallway providing access to the ground floor rooms

#### Open Plan Lounge/Dining

A spacious and comfortable reception room positioned to the rear of the property, offering plenty of natural light with patio doors leading to the rear garden and ample space for lounge furniture. The dining area is open to the living room and it creates a dedicated space for family meals and social occasions

#### Kitchen

The kitchen is set to the front of the property and is fitted with a range of wall and base units, generous worktop space with an island and room for appliances. A well-planned layout makes this a practical and functional heart of the home.

#### Utility

A useful room with appliances, central heating boiler, excellent additional space for storage and a door to the side of the property.

#### Ground Floor WC

#### First Floor

#### Bedroom Two

A generously sized double bedroom with two double glazed windows, bespoke built in wardrobes and additional built in storage.

#### Bedroom Three

Another well-proportioned double bedroom with a double glazed window to the front

#### Bedroom Four

Another double bedroom with a double glazed window to the rear

#### Bedroom Five

A versatile single bedroom perfect for home working or a nursery

#### Family Shower Room

A modern fully tiled shower room fitted with a

modern suite, including a walk in shower, wc and sink designed to accommodate family needs.

#### Second Floor

#### Master Bedroom

A large master suite with built in wardrobes, storage in the eaves, two velux windows and a door to the ensuite.

#### Ensuite

The modern suite comprises of a free standing bath with stand alone attachments, a sink with vanity unit under and wc.

#### Outside

#### Front & Parking

A large driveway providing off-road parking for multiple vehicles.

#### Rear Garden

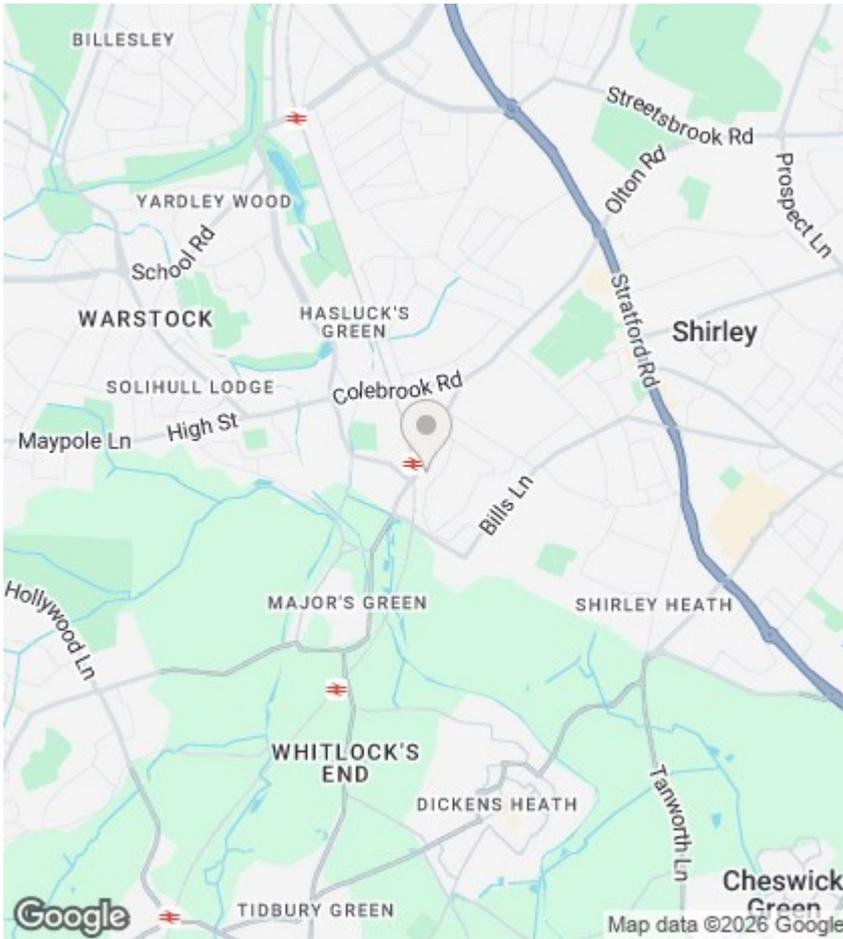
A private rear garden offering a pleasant outdoor space for relaxing and entertaining, with side access to the front of the property.

#### Store

A useful storage space providing additional practicality.







## 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	

