

# Horton & Senate



1 Berry Maud Lane, Shirley, Solihull, B90 1BY

£499,950

- NO CHAIN
- EN SUITE
- UTILITY
- DOWNSTAIRS WC
- FOUR BEDROOMS
- PRIVATE SOUTH FACING GARDEN
- GARAGE

# 1 Berry Maud Lane, Solihull B90 1BY

A fantastic opportunity to purchase this four bedroom detached property in the sought-after location of Shirley. Offered to the market with no upward chain, the property benefits from four bedrooms, an en suite, a downstairs WC, utility and a private rear garden perfect for entertaining - presenting an exceptional opportunity for families seeking a spacious and modern home.

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Council Tax Band:



## Approach

The property is approached via a path that leads to the front door. There is a driveway to the rear with off road parking for two cars in front of the garage.

## Ground Floor

### Entrance Hall

The hall has stairs leading to the first floor landing, a wc and doors to the ground floor rooms

### Lounge

The large lounge has several double glazed windows across the front and side elevation, central heating radiators and a set of patio doors to the rear leading to the rear garden

### Kitchen/Diner

This impressive kitchen/diner is the main selling feature for the property, it is perfect for a family and entertaining comprising of a range of modern wall and floor base units, with sink and mixer tap over, hob with oven and extractor and a double glazed window to the rear. There is a dining area to the front with space for a dining table and chairs, a door to the handy pantry and door to the utility.

### Utility Room

Plumbing and space for appliances, a wall mounted central heating boiler and a door to the rear garden.

## WC

## First Floor

### Landing

Doors leading to the first floor rooms and an airing cupboard.

### Bedroom One

The master bedroom has a double glazed window to the rear and a door to the ensuite.

### Ensuite

The suite comprises of an enclosed shower, wc,

sink there is a double glazed window and tiling to splash prone areas

### Bedroom Two

A double glazed window to the front and built in wardrobes

### Bedroom Three

A double glazed window to the rear and built in wardrobes

### Bedroom Four

A double glazed window to the front and a central heating radiator

### Bathroom

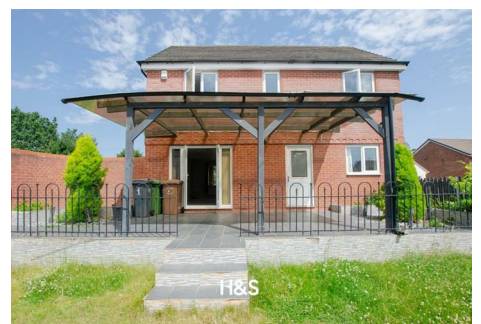
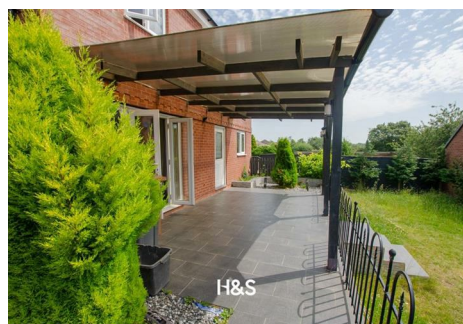
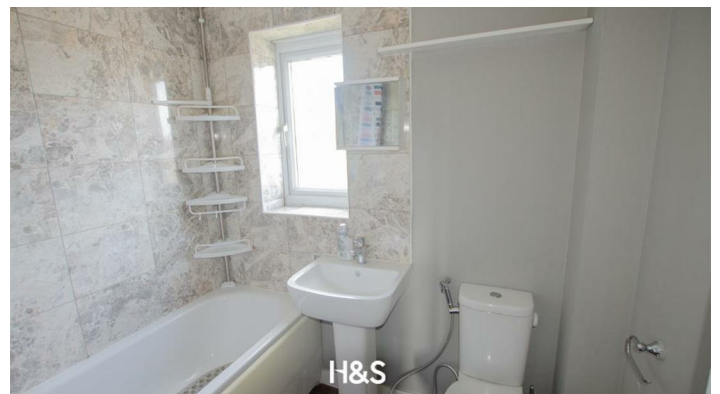
The family bathroom comprises of a suite with a bath with shower over, sink and a wc. There is tiling to splash prone areas and a double glazed window.

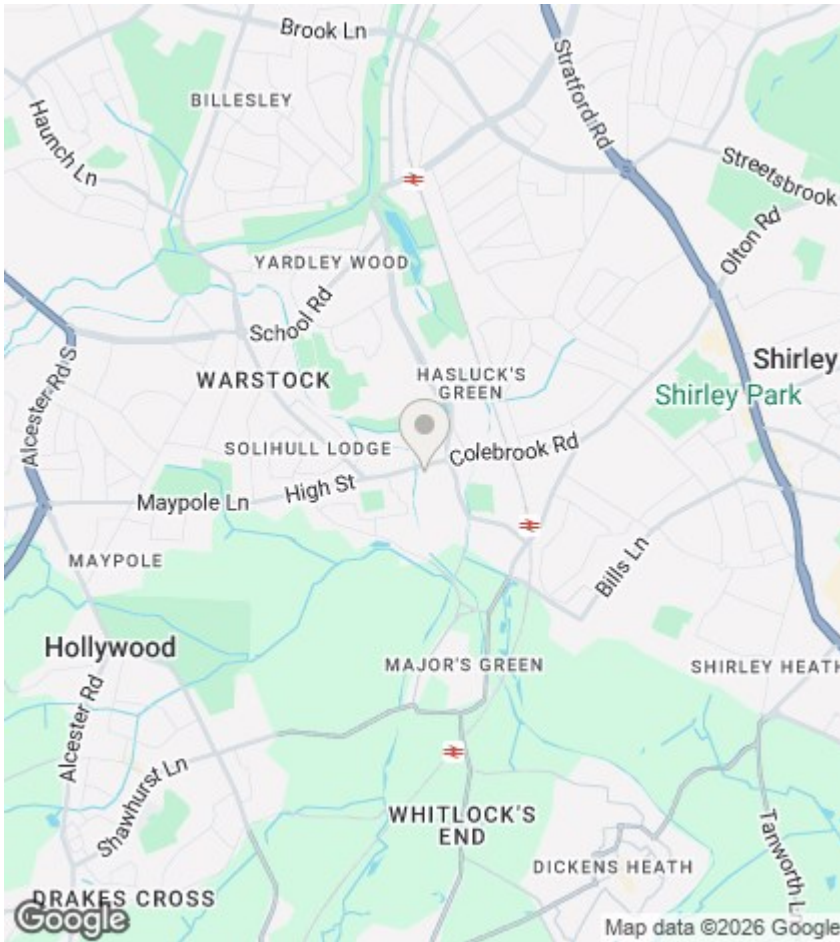
## Outside

### Rear Garden

This unique private rear garden boasts a newly laid large raised patio with pergola style cover over, steps leading down the wide, wrap around lawn with fencing and a wall to the 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	

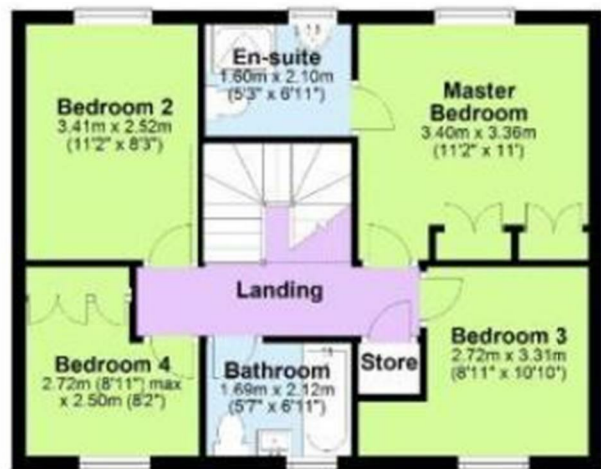
### Ground Floor

Approx. 50.1 sq. metres (539.8 sq. feet)



### First Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



Total area: approx. 100.9 sq. metres (1086.3 sq. feet)