

Horton & Senate



45 Geoffrey Road, Shirley, Solihull, B90 2HW

£329,950

- IMMACULATELY PRESENTED
- THREE BEDROOMS
- CONSERVATORY
- FAMILY BATHROOM
- CLOSE TO TRANSPORT LINKS
- PERFECT FOR FIRST TIME BUYERS
- LOUNGE/DINER
- KITCHEN
- OFF ROAD PARKING
- MUST VIEW

45 Geoffrey Road, Solihull B90 2HW

An immaculately presented three bedroom semi detached property situated in the sought after location of Shirley. Briefly comprising of three bedrooms, conservatory, through lounge and a kitchen , this property is ready to move into and offers comfortable and modern living!

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Council Tax Band:



DESCRIPTION

Approach

Via a brick paved driveway with off road parking for multiple cars and a gate providing access to the rear garden.

Ground Floor

Hall

A welcoming entrance hall with stairs leading to the first floor landing, a central heating radiator and doors to ground floor rooms.

Lounge/Diner

A bright space with a lounge area to the front opening onto a dining area to the rear. There is a double glazed bay window to the front and a set of sliding doors leading to the conservatory

Kitchen

The fitted kitchen comprises of a range of modern wall and floor base units, integrated oven, hob, dishwasher and washing machine. There is a recess which houses the fridge freezer, a double glazed window to the rear and door to the garden.

First Floor

Bedroom One

A double bedroom to the front of the property with a double glazed bay window, a range of fitted wardrobes and a central heating radiator

Bedroom Two

Another double bedroom to the rear with space for wardrobes, a double glazed window and central heating radiator.

Bedroom Three

A single bedroom with a cupboard housing the central heating boiler, a double glazed window and central heating radiator.

Family Bathroom

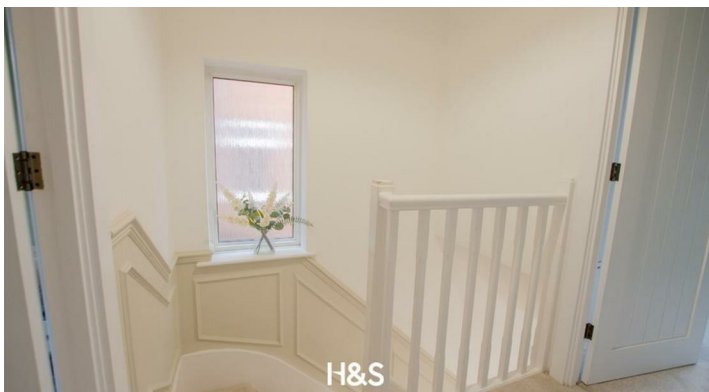
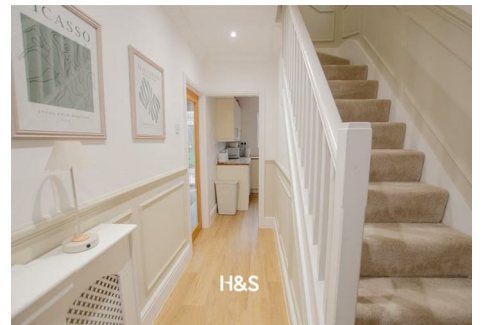
The bathroom suite comprises of a bath, sink, wc and seperate shower enclosure. There is tiling to the walls and floor and a double glazed window.

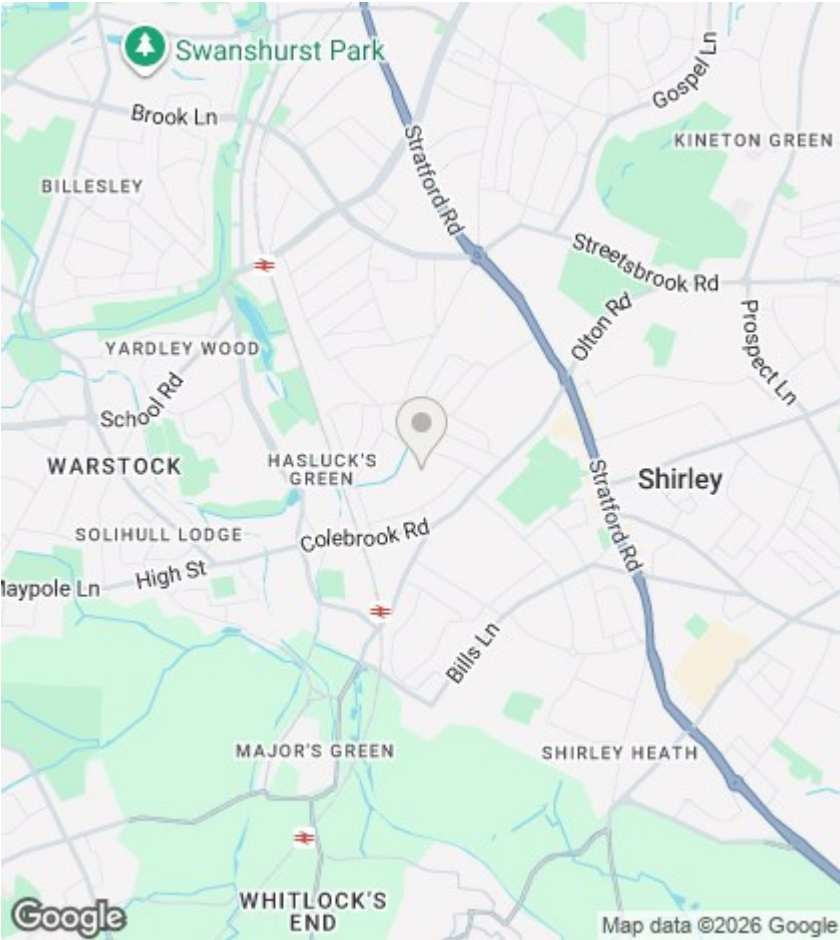
Outisde

Rear Garden

A large rear garden ideal for entertaining, there is a stoned patio area and path leading to the rear patio and a lawn. There is fencing to boundaries and a gate providing access to the front of the property.







Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

