



## 58 Bills Lane

Shirley, Solihull, B90 2PE

£600,000





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A spacious and well-designed 4-bedroom detached house situated on Bills Lane in Shirley. This family home is in the catchment area for Tudor Grange Primary Academy which is a feeder school into Tudor Grange Academy. This property consists of a lounge, kitchen, dining room, conservatory, downstairs toilet, 4 double bedrooms (1 with ensuite) and a family bathroom.

### On Approach

A paved driveway leading from Bills Lane to the entrance to the house, offering space for up to 3 cars. With 3 steps leading up to the front door and a side passage leading to the back garden to the left-hand side of the house. A ring security system is in operation to the front as you enter the porch. The porch is finished with brick floor and wall tiles and a ceiling light.

### Hallway

Through the porch and into the hallway which leads on to the dining room, lounge, kitchen and stairs to the first floor. The hallway has a radiator, ceiling light and carpet to finish.

### Dining Room

As you enter the hallway, the dining room is the first room on the left. There is a large, double-glazed bay window to the front of the house and a log burner set back in a traditional brick fireplace. The dining room has a radiator, ceiling light and carpet to finish.

### Utility

The utility room is the first room on the right as you enter the house and is the ideal place for your white goods. With motion sensor lighting and carpet to finish. A rear entrance to the garage is situated in this room.

### Garage

The garage is split across 2 tiers with overhead shelving for additional storage and steps down to the bottom tier. There is a Valient combi boiler situated in this room.

### Lounge

This cosy living area is complete with a log burner set back in a traditional brick fireplace with stained glass windows on either side of the stove pipe. A soft warm glow omits from 3 wall mounted rustic lanterns which are controlled by Philips Hue smart switch. There are 2 radiators in this room and carpet to finish. Double-glazed sliding doors at the back of the lounge lead out into the conservatory.

### Conservatory

This part brick part double-glazed conservatory welcomes an

abundance of light throughout the room. French doors leading to the rear garden and window seat storage units at the back. The conservatory is heated through the gas central heating system and comes complete with fully fitted electrics. A ceiling light with fan mounted in the centre of the conservatory, with cream and ochre floor tiles to finish.

### Kitchen

This modern and spacious kitchen comes complete with fully integrated appliances, a free standing Rangemaster dual fuel cooker with extractor fan and vertical lift cupboard doors. There are 2 motion sensor LED panel lights which are controlled by Philips Hue smart switch. The kitchen has Porcelain matt black wall tiles and stone floor tiles to finish. A door to the rear garden is situated at the back of the kitchen.

### Garden

This Northwest facing garden brings sun throughout the day during the summer months. With a paved area as you step outside perfect for outdoor entertainment and steps down to the lawn area which stretches to the back of the garden. With a large wooden shed situated in the corner of the garden, shrubs in the borders and wooden fence panels surrounding the parameters of the garden. An undercover, gated entrance way situated to the side of the house which leads to the front. With lighting, an outdoor tap, sink with hot and cold water tap and a storage cupboard.

### Downstairs Toilet

The downstairs toilet is situated just off the hallway. With an obscured glass window to the side of the house, toilet and sink with hot and cold-water taps. With a radiator, motion sensor ceiling light, wooden wall panels and carpet to finish.

A spiral staircase leading to the first floor which are carpeted and has an obscured glass window situated at the mid-way point.

### Family Bathroom

This fabulous and spacious family bathroom is the first room at the top of the stairs. The bathroom is complete with a quadrant shower with rain-fall shower head with flexible shower hose, bath with handheld shower head, toilet and sink. There are 2 obscured double-glazed windows to the side and rear with fitted storage cupboards and wall mounted mirror. The family bathroom has white wall and floor tiles, a heated towel rail and LED downlights to finish.

### Master Bedroom

The master bedroom is carpeted, with a large, double-glazed window

to the rear garden, radiator, ceiling light and 2 chrome wall mounted lights.

### Bedroom Two

Bedroom two is carpeted with a double-glazed dormer window to the front of the house, radiator and ceiling light.

### Bedroom Three

Bedroom three is carpeted with a large, double-glazed bay window overlooking the front of the house, radiator and ceiling light controlled by a Philips Hue smart switch.

A spiral staircase leading to the second floor which are carpeted and has an obscured glass window situated at the mid-way point. There are 2 storage cupboards built into the eaves for additional storage.

### Bedroom Four

On the top floor is a fantastic guest bedroom complete with ensuite. This room is carpeted with a double-glazed window to the rear and more built in storage into the eaves, radiator and ceiling light. Leading from bedroom four is an ensuite.

### Ensuite

The ensuite comes complete with quadrants shower, toilet and a sink with hot and cold-water taps. An obscured glass window to the rear, heated towel rail, ceiling light, cream wall tiles and tile effect flooring to finish.

### The Location

Bills Lane is situated in a sought-after location in Shirley.

Shirley Railway Station is just under a mile away which offers excellent links to Birmingham City Centre and Stratford Upon Avon. The M42 Junction 4 is just 3 miles away which offers fantastic links to

the M40, M6 and M5, so getting around the UK is simple. If you want to escape the UK then Birmingham airport is approximately 9 miles away, with over 150 direct flights running daily.

Close to various nature reserves, woodland areas and parks, exploring the great outdoors couldn't be easier. Half a mile away is the renovated and improved Shirley Park which offers some great facilities such as a skate park, outdoor gym, children's play area, ornamental gardens, dog agility area, football pitches and tennis courts.

Shirley high street hosts a wide variety of pubs and restaurants ranging from Fiesta Del Asado, Desco Lounge, Nandos, Prezzo and the Pump House.

If you have a young family, schools will be a major consideration for you. Shirley has a variety of outstanding primary school and good secondary schools that regularly achieve above average scores in both progression and attainment 8 measures.

Shirley is the perfect location if you enjoy being close to the hustle and bustle of the big city but far enough out to enjoy a countryside lifestyle.





Road Map



Hybrid Map



Terrain Map



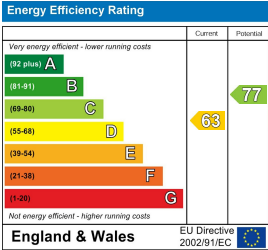
Floor Plan



Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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