



## 81 Berry Maud Lane

Shirley, Solihull, B90 1BY

Offers over £475,000



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HS Homes are delighted to present this beautifully maintained four-bedroom detached family home, ideally located on the sought-after Berry Maud Lane in Shirley, Solihull. Offering generous living space, modern interiors and a thoughtfully landscaped rear garden, this home is perfectly suited for families looking for both comfort and convenience.

## Ground Floor

The property welcomes you with a bright and inviting entrance hallway, giving access to the main living areas and a convenient guest W.C.

The spacious lounge is positioned to the front of the home and enjoys plenty of natural light from the bay window, creating a warm and comfortable space ideal for relaxing or entertaining.

To the rear of the property is a large open-plan kitchen diner, the heart of the home. The kitchen offers ample storage and workspace, integrated appliances and modern finishes. The dining area enjoys views over the garden and benefits from stylish bi-fold doors, seamlessly connecting indoor and outdoor living.

A separate utility room provides additional storage and practical laundry space with external access.

## First Floor

Upstairs the property continues to impress with four well-proportioned

bedrooms.

The principal bedroom is particularly spacious and benefits from fitted wardrobes and a modern en-suite shower room.

Three further bedrooms provide flexible accommodation ideal for children, guests or a home office.

A contemporary family bathroom serves the remaining bedrooms and is finished with modern tiling and fittings.

## Outside

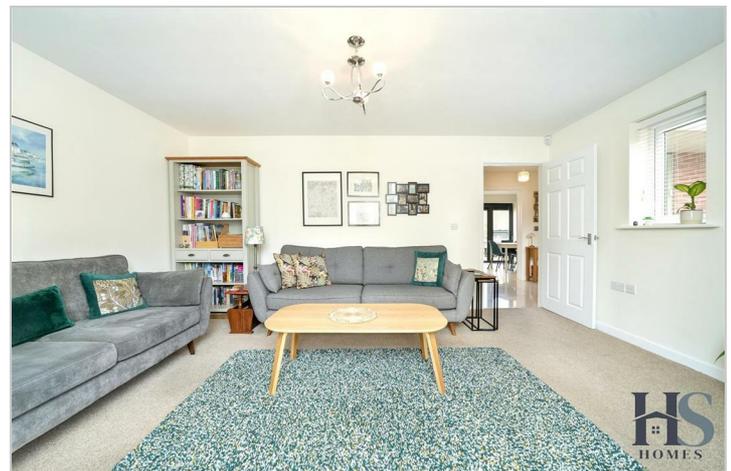
The rear garden has been beautifully landscaped, offering a mix of patio seating areas and lawn – perfect for summer entertaining, family gatherings or relaxing outdoors.

To the front of the property there is off-road parking and access to a detached garage, providing additional storage or parking.

## Location

Berry Maud Lane sits within a highly desirable part of Shirley.

Shirley is well known for its family-friendly environment, local amenities and strong schooling options, making it one of the most popular residential areas in Solihull.



Tel: 0121 430 4448



## Road Map



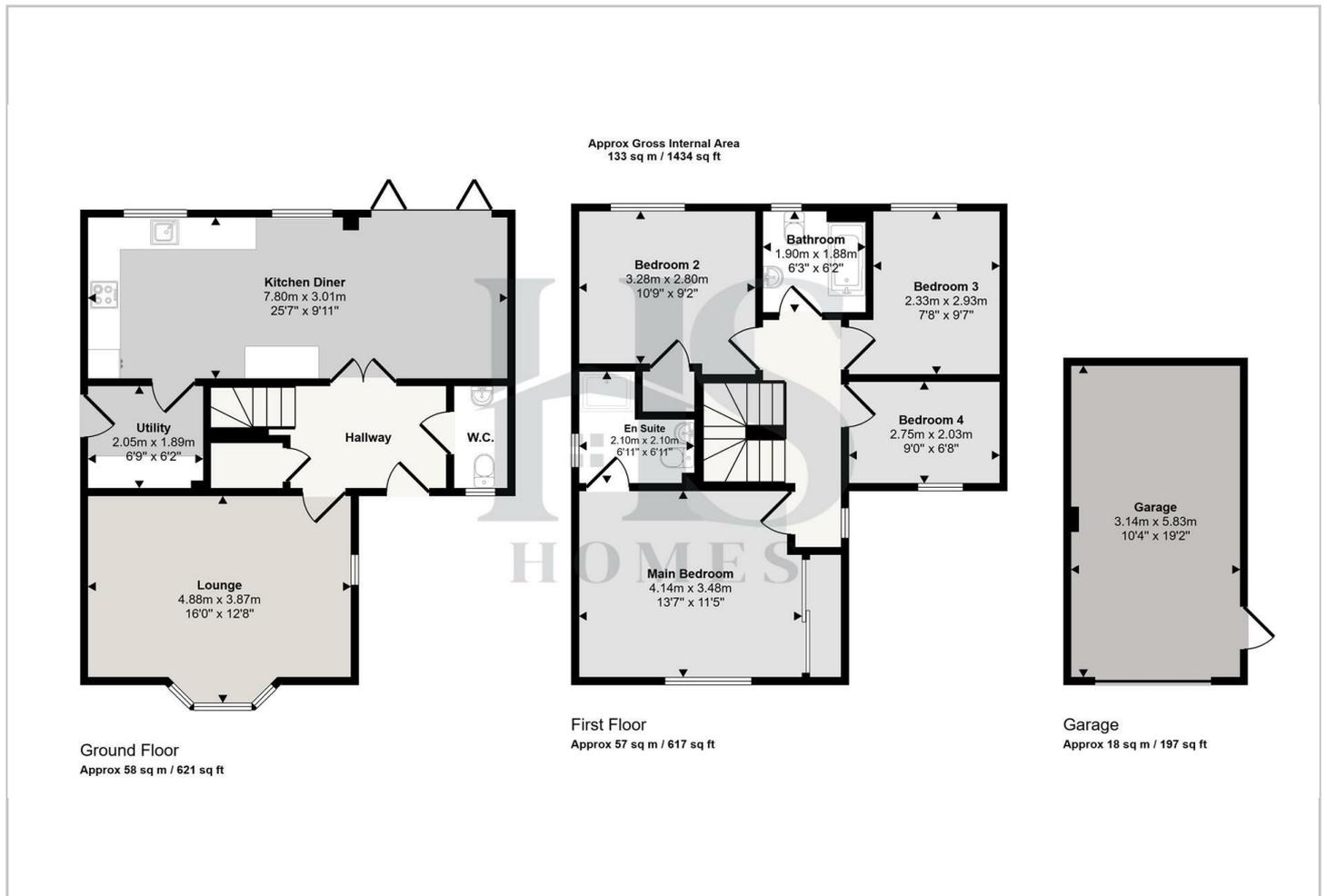
## Hybrid Map



## Terrain Map



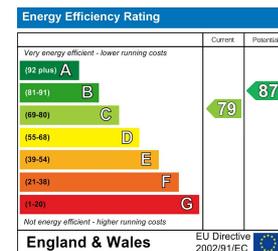
## Floor Plan



## 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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