

3 Bedroom Semi-Detached Bungalow

Garage & Off Road Parking

Well Appointed

Ref 2984B

Offers Over £430,000

Location

Ideally located Tudor Grange Academy catchment and easy access into both Shirley & Solihull town centre, with excellent local shops and all other amenities nearby.

A beautifully presented three bedroom semi detached bungalow that requires immediate internal inspection to appreciate the quality of the accommodation and benefits from UPVC double glazing, gas central heating.

58 Lawnswood Avenue, Shirley B90 3QQ

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Full Description

Tenure: Freehold

The property is set back from the road behind tarmac driveway supplying ample off road parking and driveway leads to up and over garage door, upvc door leading into side entrance/yard with bin area, brick built tool stores, brick built W/C and **Garage 7' 8" x 15' 11" (2.34 x 4.85)**

UPVC Double Glazed Enclosed Porch with bamboo style floor covering, clear glass roof, wall light point and autumn leaf obscure double glazed door leading into

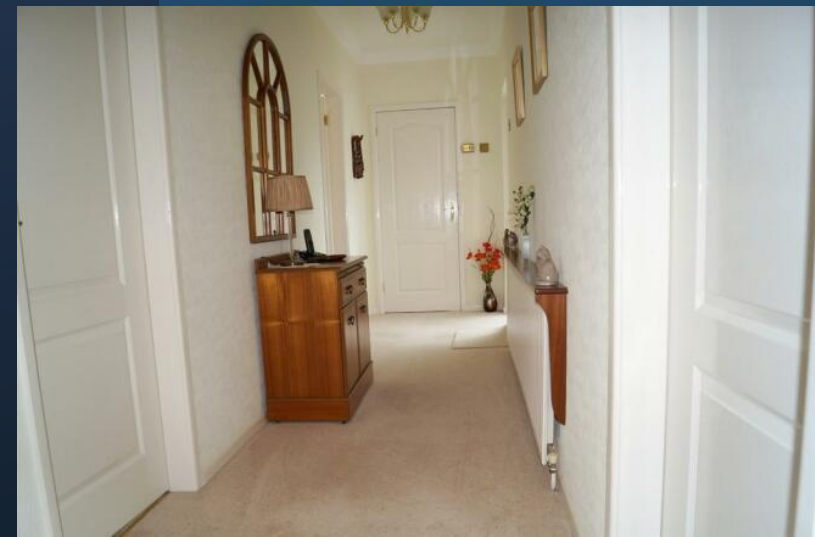
Entrance Hall with ceiling light point, ceiling smoke alarm, door to handy built in storage cupboard with ceiling light point, electric fuse board, shelving and panelled doors radiating off to

Lounge to rear 14' 3" x 16' 5" (4.34 x 5) with upvc double glazed patio doors overlooking rear garden, two wall mounted radiators with thermostatic radiator valves, feature fire surround with living flame coal effect electric fire, coving to ceiling, ceiling light point and decorative dado rail

Superb Refitted Kitchen Breakfast Room to rear 8' 11" x 13' 4" (2.72 x 4.06) with a range of fitted wall units and matching base units, complementary tiling to water prone areas, double glazed window overlooking superb rear gardens, ceiling strip light, brushed stainless steel effect appliances including four ring hob set below combination light and extractor, inset oven and integrated microwave (Siemens), built in dishwasher and fridge, ceramic tiling to floor, obscure double glazed door leading out to the rear garden and panelled door leading into handy pantry with shelving

Utility 10' 11" x 6' 11" (3.33 x 2.11) with ceramic tiling to floor, a range of base units, stainless steel style single drainer sink unit with mixer tap, double glazed window overlooking rear garden, double glazed door to side access, wall mounted Baxi gas heater and plumbing for automatic washing machine

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Master Bedroom to front 12' 7" x 14' 1" (3.84 x 4.29) with upvc Georgian bar style double glazed window to front elevation, a comprehensive range of fitted wardrobes with bedside tables, corner displays and dressing table and wall mounted radiator

Bedroom Two to front 9' 8" into wardrobe x 12' 1" (2.95 x 3.68) with fitted wardrobes, dressing table, chest of drawers, additional built in storage cupboard, feature double glazed bow window to front elevation and wall mounted radiator

Bedroom Three to side 10' 4" x 10' 5" (3.15 x 3.18) currently utilised as dining room with double glazed window to side elevation, wall mounted radiator, coving to ceiling and ceiling light point

Bathroom with three piece suite comprising low level WC, pedestal wash hand basin and shower tray with glazed shower screen and shower (Mira), built in airing cupboard housing the combination boiler (Worcester Bosch) and shelving. Wall mounted combination towel heater and radiator, access to loft space with loft ladder, additional wall mounted radiator, obscure double glazed window to side elevation and complementary tiling to water prone areas

Easterly Facing Superb Rear Garden with flagged patio area, being brick edged with well stocked flowered shrubbed borders, being mainly laid to lawn with additional gravel area, further lawned area, crazy paved pathway leading to the greenhouse and timber built potting shed

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Viewings strictly by appointment only through our offices

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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