



24 Madams Hill Road, Shirley, Solihull
B90 4QQ

Price Guide **£299,950**

- Beautifully Presented Semi Detached
- Three Bedrooms
- Stunning Kitchen & Garden Room
- Study, Large Utility & Cloakroom/WC
- Refitted Family Bathroom
- Energy Efficiency Rating - D

0121 709 3300

24 Madams Hill Road, Shirley, Solihull B90 4QQ

24 Madams Hill Road is a beautifully presented and extended three bedroom, semi detached residence appointed and decorated to a very high standard and within close proximity to shops, amenities and excellent schools. The property falls within the catchment for excellent schools and briefly comprises; hallway, cloakroom/WC, lounge, magnificent kitchen, large utility, stunning garden room, study, three bedrooms, refitted family bathroom, generous landscaped Southerly facing rear garden, off road parking for two vehicles.

APPROACH

Approached via a block paved driveway enabling off-road parking for two vehicles leading to a covered front porch and UPVC double glazed door to:-

ENTRANCE HALL

Polished ceramic tiled floor, ceiling light point, stairs rising to first floor landing, built-in coat cupboard and further storage cupboard, stairs rising to first floor landing, single panel radiator, UPVC leaded window to side aspect, doors radiating off to the lounge and dining room.

DUAL ASPECT LOUNGE

19' 0" (3.8M) X 9' 1" (2.77M)

Ornamental marble fireplace, coal effect gas fire with marble hearth, wood effect flooring, double panel radiator, TV aerial point, ceiling light point, two wall light points, UPVC double-glazed leaded window to the front aspect and UPVC double glazed French doors leading to:



GARDEN ROOM / CONSERVATORY

10' 2" (3.11M) X 19' 0" (5.8M)

Stunning garden room, polished ceramic tile flooring, double panel radiator, ceiling halogen spotlights, under-cupboard LED spotlights, two Velux skylights, full width UPVC double-glazed windows and double glazed French doors leading to rear garden and further glazed door leading to :-



BEAUTIFUL KITCHEN/DINER

19' 0" (5.8M) X 11' 10" (3.6M)

comprises a range of high gloss cream wall and base units with stainless steel handles, in marble effect work surface areas, integrated stainless steel single drainer sink unit with mixer tap, LED lighting, integrated stainless steel 5 burner gas hob, Bosch canopy extractor fan, glass splash back, ceramic tiled flooring, integrated fridge freezer, integrated Indesit dishwasher. ceramic tiled flooring, double panel radiator, UPVC double glazed window to the rear aspect and glazed door leading to:



LARGE UTILITY

11' 1" (3.39M) X 12' 10" (3.9M)

a large utility has a polished ceramic tiled floor, space and plumbing for an automatic washing machine, space for additional appliances, halogen ceiling spotlights, wall mounted Ferroli combi boiler, UPVC double glazed window to side aspect, UPVC double glazed door to front of property, glazed door leading to a study and further door leading to:-

GROUND FLOOR CLOAKROOM / WC

21' 4" (6.5M) X 5' 7" (1.7M)

Comprising a modern hand wash basin with chrome mixer tap, ceramic tiling to floors and walls, extractor fan, ceiling light point.

STUDY

6' 11" (2.1M) X 4' 3" (1.3M)

Power, lighting, glazed window to the rear aspect.

FIRST FLOOR LANDING

UPVC double glazed window to front aspect, loft access, built-in storage cupboard, doors radiating off to bedrooms one, bedroom two, bedroom three and bathroom.

BEDROOM ONE (REAR)

12' 10" (3.9M) X 10' 2" (3.1M)

a single panel radiator ceiling light point UPVC leaded double glazed window to rear aspect and laundry service area measuring 3.9 by 3.1 further built-in storage cupboard

BEDROOM TWO (REAR)

11' 6" (3.5M) X 10' 2" (3.1M)

Single panel radiator, recessed halogen spotlights, UPVC, double glazed window to rear aspect, built-in storage cupboard.

BEDROOM THREE (FRONT)

7' 3" (2.2M) X 10' 2" (3.1M)

Single panel radiator, UPVC double glazed window to front aspect, wood effect flooring and ceiling halogen spotlights.

FAMILY BATHROOM

A modern contemporary white suite incorporating a low level flush WC, hand wash basin housed in bespoke built-in cabinets, P-shaped panel bath shower with shower attachment on bath taps, a separate chrome thermostatic shower unit, shower screen, ceramic tiling to splash prone areas, ceramic tiling to floor, chrome towel radiator, obscure UPVC double glazed window to rear aspect.

REAR GARDEN

A York stone paved dining patio leads to the garden which is mostly laid to lawn with mature hedge row to one side and wooden fence panelling to the other perimeters offers a good degree of privacy. There is a large timber shed and raised borders.

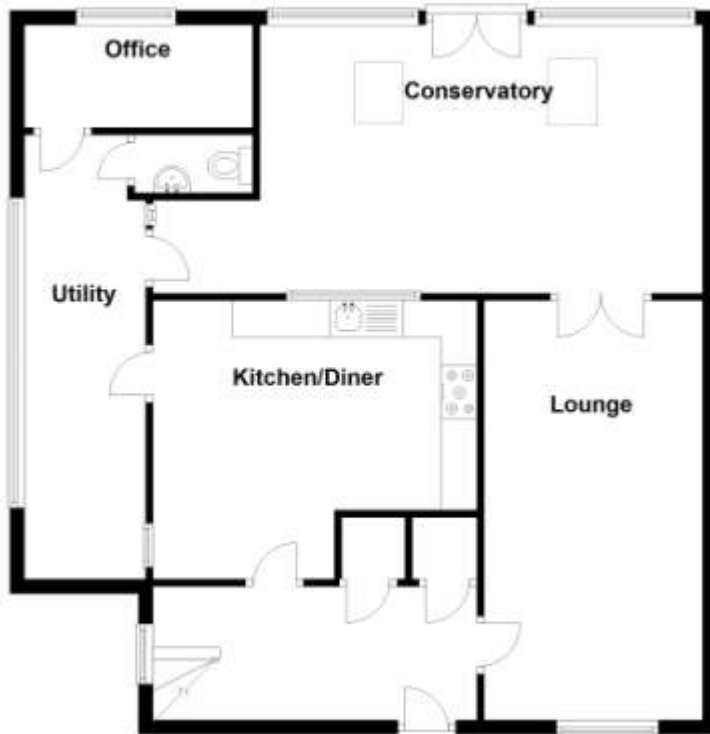
TENURE

We have been advised that the property is Freehold. This is subject to solicitor verification.



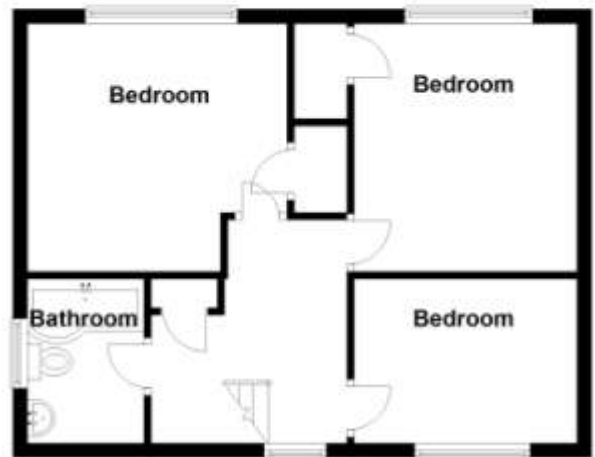
Ground Floor

Approx. 86.7 sq. metres (933.4 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



Total area: approx. 130.8 sq. metres (1408.1 sq. feet)



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