

85 Newborough Road, Shirley, B90 2HB

Price Guide **£289,950**

- Beautifully Appointed Semi Detached
- Extended Breakfast Kitchen
- Three Bedrooms
- Delightful Conservatory
- Well Maintained Garden
- Energy Efficiency Rating - E

0121 709 3300

85 Newborough Road, Shirley, Solihull, B90 2HB

85 Newborough Road is a beautifully appointed extended three bedroom semi detached property conveniently situated close to local amenities, schools & excellent transport links. The accommodation will not fail to impress with a fabulous extended breakfast kitchen, two reception rooms and delightful conservatory that overlooks a well maintained garden. There are three bedrooms and a refitted family bathroom on the first floor with off road parking for two vehicles and single garage to the rear.

APPROACH

Via a block paved and gravel driveway that enables off-road parking leading to a canopy porch with composite front door and UPVC double glazed window to:-

ENTRANCE HALL

Single panel radiator, ceiling light point, wood-effect flooring, stairs rising to first floor landing, oak panelled doors to lounge and extended kitchen.

LOUNGE FRONT

13' 9" (4.2M) X 10' 6" (3.2M)

Ornamental log effect electric fire, double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect, oak panelled glazed doors to:-



DINING ROOM

10' 6" (3.2M) X 10' 6" (3.2M)

Wood-effect flooring, ceiling light point, single panel radiator, UPVC double glazed French doors to conservatory and opening to kitchen.

CONSERVATORY

9' 2" (2.8M) X 11' 10" (3.6M)

Ceiling light point and fan, wood-effect flooring, UPVC double glazed French doors to rear garden.

EXTENDED KITCHEN

20' 4" (6.2M) X 8' 6" (2.6M)

A beautifully appointed fitted kitchen comprises a comprehensive range of modern, grey tongue and groove wall and base units with granite-effect roll top work surfaces, single drain composite sink unit with mixer tap over, integrated AEG induction hob with electric oven below, canopy cooker hood /extractor fan, space and plumbing for a washing machine and dryer and additional undercounter appliances, matching cupboard conceals combi boiler, double panel radiator, two ceiling light points, window to the rear and UPVC double glaze door to the conservatory.



FIRST FLOOR

Loft access with pulldown ladder, UPVC double glazed window to the side aspect, oak panelled doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE (REAR)

12' 6" (3.8M) X 9' 2" (2.8M)

Telephone point, single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM TWO (FRONT)

12' 10" (3.9M) X 7' 3" (2.2M)

Double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.

BEDROOM THREE (FRONT)

8' 2" (2.5M) 6' 7" (2M)

Double panel radiator, ceiling spotlights, UPVC double glazed window to the front aspect.

BATHROOM

Beautifully appointed suite comprises low level flush WC, hand wash basin with vanity cupboard, panel bath with folding shower screen and chrome thermostatic shower over, complementary ceramic tiling to splashback prone areas and wood-effect floor tiling, double panel radiator, halogen spotlights, mirrored cabinet over sink, obscure UPVC double glazed window to the rear aspect.

GARDEN

A full-width paved patio leads to a landscaped and well maintained garden with wood panel fence perimeter and laid to lawn with well-stocked borders, A paved pathway leads to a further paved area with garage having rear vehicle access.

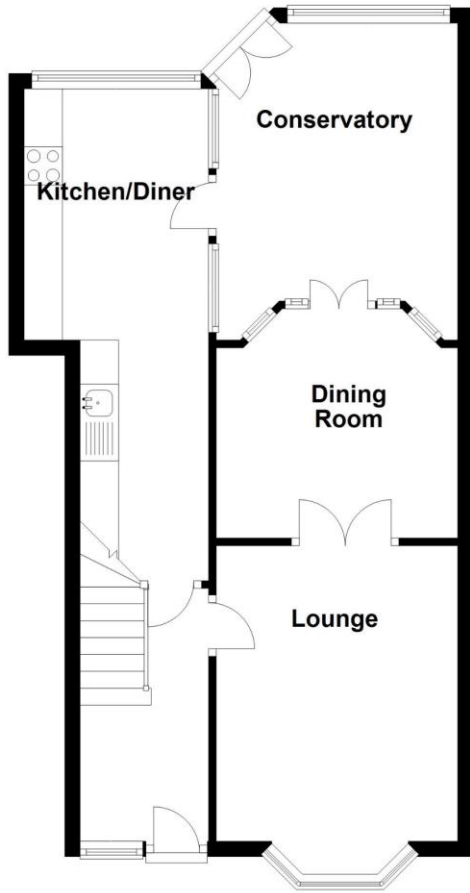
TENURE

We have been advised that the property is Freehold.



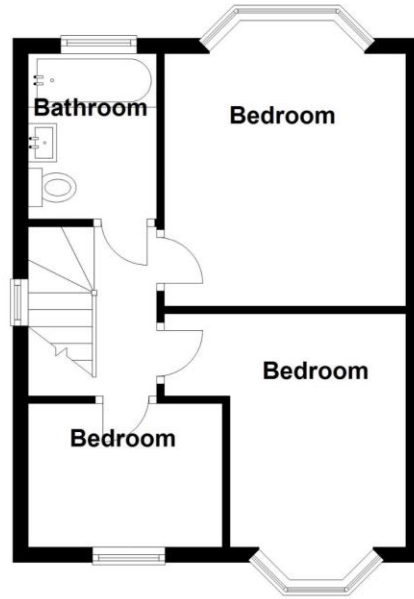
Ground Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 85.4 sq. metres (919.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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