



**31 Parkgate Mews, Shirley, Solihull  
B90 3GF**

Price Guide **£330,000**

- Stunning Three Storey Townhouse
- Three Bedrooms
- Ensuite & Family Bathroom
- Two Allocated Parking Spaces
- Views Across Shirley Park
- Energy Efficiency Rating - B

**0121 709 3300**

# 31 Parkgate Mews, Shirley, Solihull, B90 3GF

A stunning three-bedroom townhouse set within a gated development offers luxurious accommodation set over three floors. The spacious accommodation enjoys glorious views across Shirley Park and briefly comprises hall way, cloakroom/wc, lounge, modern veranda with courtyard garden, beautifully fitted kitchen, master bedroom with ensuite and Juliette balcony, three further bedrooms & family bathroom & two allocated parking spaces.

## APPROACH

Set within a gated development and accessed via automated secure gates leading to two allocated parking spaces, UPVC composite front door to:-

## ENTRANCE HALL

Polished porcelain tiling to floor, wall mounted radiator, ceiling light points, stairs rising to first floor landing, oak tongue and groove effect doors radiating off to:-

## CLOAKROOM WC

Low level flush WC, wall mounted hand wash basin, Porcelanosa tiling to splash prone areas, wall mounted radiator and ceramic tiled floor.

## LOUNGE DINER

**15' 6" (4.72M) X 13' 10" (4.22M)**

Kardean flooring, two ceiling light points, door to under stairs storage cupboard, two wall mounted radiator, UPVC double glazed window overlooking 32 acres of parkland.

## MODERN KITCHEN

**6' 6" (1.98M) X 11' 6" (3.51M)**

Fitted with a range of high gloss base, wall and larder units, feature worktops with polished porcelain tiled splash back, one and a half sink bowl sink drainer unit with mixer tap over, ceramic hob, integrated oven, built-in storage cupboard housing Baxi central heating boiler, integrated Hotpoint washing machine, integrated dishwasher, fridge freezer with wine rack to the side, polished porcelain flooring, downlighting and wall mounted extractor fan. UPVC double glazed window to front aspect



## FIRST FLOOR

Staircase leading to the second-floor accommodation and doors radiating off to bedroom two, bedroom three and family bathroom.

### BEDROOM TWO (FRONT)

**11' 9" (3.58M) X 10' 2" (3.1M) UP TO WARDROBES**

Triple fitted wardrobes with mirrored doors and shelving, wall mounted radiator, UPVC double glazed window to the front aspect.

### BEDROOM THREE (REAR)

**11' 11" (3.63M) X 9' 6" (2.9M) UP TO WARDROBES**

Triple mirrored wardrobes, ceiling light point, UPVC double glazed French doors leading to Juliet balcony with park views beyond

### FAMILY BATHROOM

Three-piece white suite comprising close coupled WC, vanity hand wash basin with ceramic sink and mixer tap, panelled bath with shower fitment, Porcelanosa tiling to splash prone areas, polished porcelain tiling to floor, inset downlights, wall mounted extractor fan and shaver point.

## SECOND FLOOR

### MASTER BEDROOM (DUAL ASPECT)

**27' 4" (8.33M) X 8' 12" (2.74M)**

Superb double aspect bedroom offering potential for easy conversion to four bedrooms with relevant planning permission. The master bedroom has double glazed French doors to Juliet balcony, two wall mounted radiators to ceiling light points, double fitted wardrobe, UPVC double glazed window to front aspect, access to remainder of loft space, tongue and groove panelled door leading to store cupboard and additional door leading into:-

### EN-SUITE SHOWER ROOM

Floating vanity hand wash basin with mixer tap, close coupled WC, walk-in shower, Porcelanosa tiling to walls, ceramic tiling to floor, wall mounted towel radiator, inset down lighters and additional ceiling light point.

### TERRACED GARDEN

With retaining railings, flag stoned patio area, powder coated aluminium pergola with self-cleaning roof for all year-round shelter.

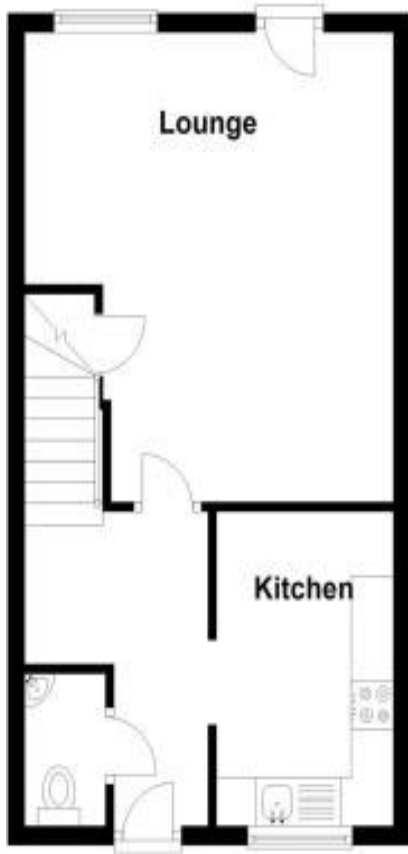
### TENURE

We are advised that the property is leasehold with approximately 145 years remaining on the lease and a ground rent of approximately £236 per annum. This is subject to solicitor verification.



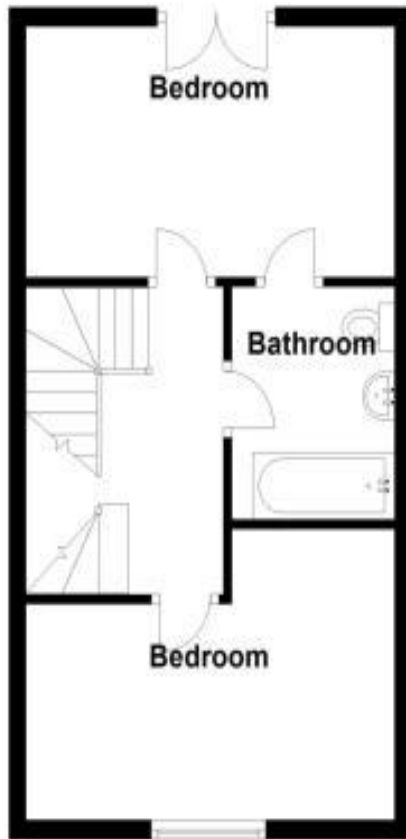
### Ground Floor

Approx. 38.2 sq. metres (389.1 sq. feet)



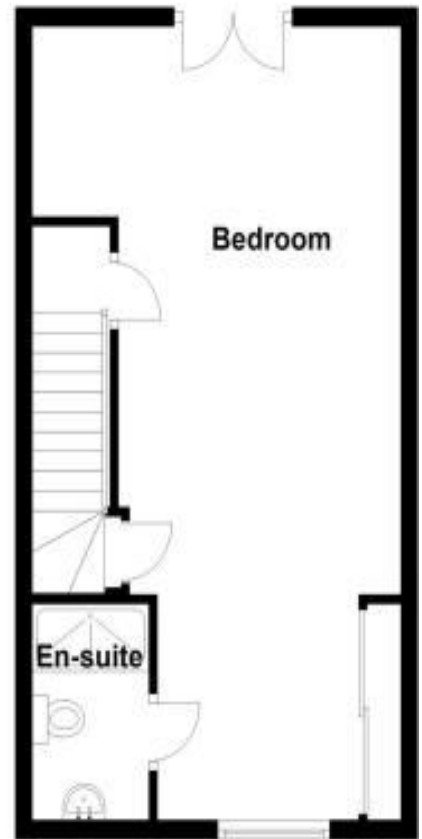
### First Floor

Approx. 36.2 sq. metres (389.1 sq. feet)



### Second Floor

Approx. 38.2 sq. metres (389.1 sq. feet)



Total area: approx. 108.5 sq. metres (1167.4 sq. feet)



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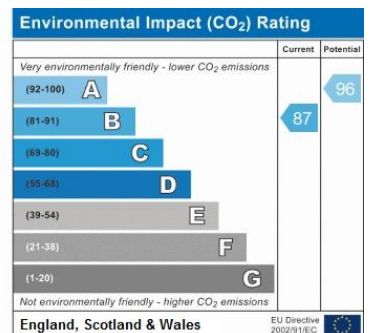
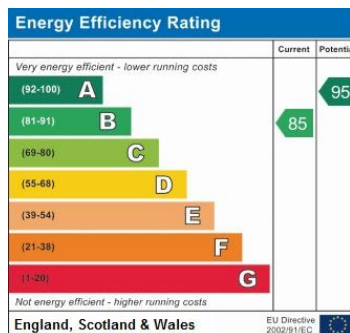
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