Bartleys
Estate Agents









30 Moreton Road, Shirley, Solihull B90 3EH

Price Guide £360,000

- Larger Style Traditional Semi Detached
- Extended Breakfast Kitchen
- Conservatory
- Three Double Bedrooms
- No Chain
- Energy Efficiency Rating - D

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30 Moreton Road, Shirley, Solihull B90 9EH

30 Moreton Road is a most attractively presented extended traditional semi detached residence situated in a fabulous location close to Parkgate shopping centre, local shops and amenities and having a spacious interior that would suit a growing family. In brief the property boasts gas central heating UPVC double glazing and comprises, enclosed porch, entrance hall, cloakroom/wc, two reception rooms, extended breakfast kitchen, conservatory, three double bedrooms, extended family bathroom, good size mature garden, side garage, driveway parking. No Chain



APPROACH
Via a block paved driveway enabling off-road parking leading to an enclosed storm porch entrance with front door leading to:-

ENTRANCE HALLWAY
Wood affect flooring, double panel radiator, ceiling light point, Stairs rising to first floor landing with under stairs cupboard, door to Cloakroom / WC, door to reception one and door to reception two.

CLOAKROOM / WC
Low level flush WC, hand wash basin, wood effect flooring, wall mounted Worcester combi boiler.

FRONT RECEPTION
14' 1" (4.3M) X 11' 2" (3.4M)
Double panel radiator, wood effect flooring, ceiling light point, UPVC double glazed bay window to the front aspect, glazed doors to:-



REAR RECEPTION ROOM
14' 9" (4.5M) X 11' 2" (3.4M)
Ornamental fireplace with coal effect gas fire, wood effect flooring, double panel radiator, ceiling light point, double French doors to the conservatory..

EXTENDED BREAKFAST KITCHEN
16' 1" (4.9M) X 7' 3" (2.2M)
Comprehensively fitted with wall and base units with coordinated rolltop worksurfaces, ceramic tiling to splash prone areas, provision for a gas cooker, space and plumbing for a dishwasher and washing machine, double panel radiator, ceramic tiled floor, one and half drain sink unit, UPVC double glazed window to the rear and UPVC double glaze door to:-



CONSERVATORY
14' 1" (4.3M) X 9' 10" (3M)
Double panel radiator, ceiling light point, wood effect flooring, UPVC double glazed French doors to the garden

FIRST FLOOR LANDING
Loft access, UPVC double glazed window to the side aspect, doors to bedroom one, bedroom two, bedroom three, separate WC and bathroom.

BEDROOM ONE (FRONT)
14' 5" (4.4M) X 11' 6" (3.5M)
Fitted wardrobes, single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.



BEDROOM TWO (REAR)
14' 5" (4.4M) X 11' 6" (3.5M)
Built-in wardrobes, dressing table, single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)
9' 2" (2.8M) X 6' 11" (2.1M)
Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

SEPARATE WC
Low-level flush WC, tiling to walls, UPVC double glazed window to the side aspect.



FAMILY BATHROOM
14' 5" (4.4M) X 7' 3" (2.2M)
Modern fitted bathroom comprising low-level flush WC, hand wash basin with vanity cupboard, panel bath with chrome thermostatic shower unit, shower enclosure with chrome thermostatic shower unit, complementary tiling to splash prone areas, chrome towel radiator, built-in storage, two ceiling light points, obscure double glazed window to the side aspect.

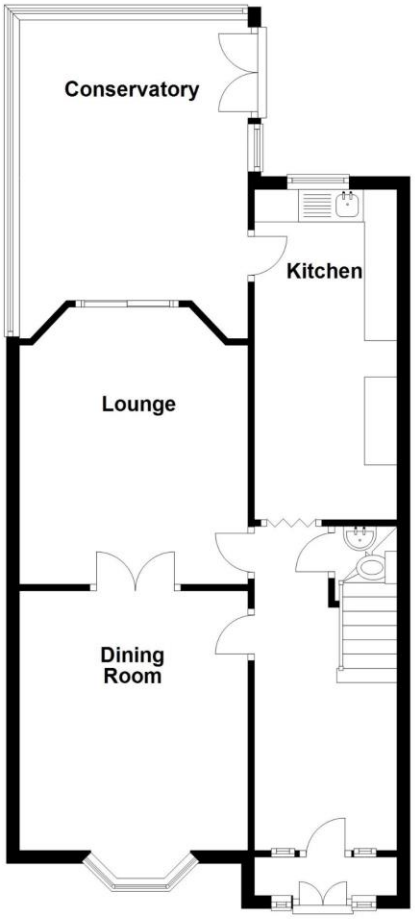
REAR GARDEN
A paved patio leads to a mainly laid to lawn garden with well-established and well stocked borders. At the rear there is a timber shed and detached garage with a side access via a shared driveway.

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



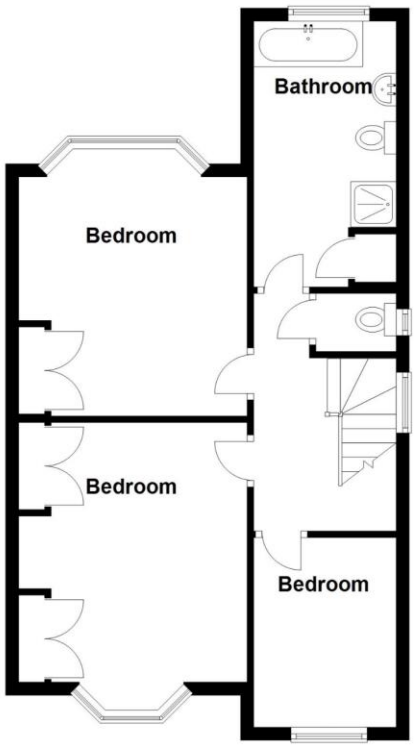
Ground Floor

Approx. 70.0 sq. metres (753.4 sq. feet)



First Floor

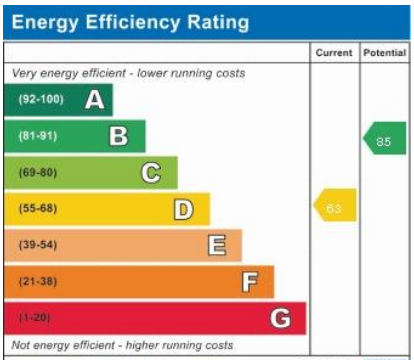
Approx. 52.5 sq. metres (565.2 sq. feet)



Total area: approx. 122.5 sq. metres (1318.6 sq. feet)

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