



139 Watwood Road, Shirley, Solihull
B90 2HZ

Price Guide **£310,000**

- Well-maintained Semi-Detached
- Three Bedrooms
- South Westerly Facing Garden
- Detached Double Garage
- No Chain
- Energy Efficiency Rating – D

0121 709 3300

139 Watwood Road, Shirley, Solihull B90 2HZ

A well-maintained, semi-detached residence situated in a fabulous location within a short walk to Shirley High Street, Parkgate Shopping Centre, excellent schools and amenities. In brief the property boasts gas central heating, UPVC double glazing and comprises, enclosed porch, entrance hall, through lounge/diner, extended kitchen, three bedrooms, modern shower room, good-sized, mature, South Westerly facing garden, detached double garage. No Chain.

APPROACH

Via a walled foregarden leading to an enclosed UPVC storm porch entrance to:-

HALLWAY

Double panel radiator, ceiling light point, UPVC double glazed window to the side aspect, stairs rising to the first floor landing, door to lounge/diner and kitchen.

THROUGH LOUNGE / DINER

25' 11" (7.9M) X 9' 11" (3.02M)

Ornamental fireplace with coal-effect gas fire, two single panel radiators, four wall light points, ceiling light point, UPVC double glazed bay window to the front aspect, UPVC sliding patio doors to the rear aspect.



EXTENDED KITCHEN

14' 9" (4.5M) X 6' 3" (1.9M)

A range of wall and base units with coordinating roll top work surfaces, ceramic tiling to splash prone areas, stainless steel single drain sink unit, provision for an electric cooker and free-standing fridge/freezer, double panel radiator, UPVC double glazed window to the rear aspect, glazed door to under stairs pantry cupboard, UPVC double glazed door to covered side entrance.



COVERED SIDE ENTRANCE

Lighting and useful storage space with doors to the front and rear aspects.



FIRST FLOOR LANDING

Loft access, obscure UPVC double glazed window to the side aspect, doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE (FRONT)

13' 5" (4.1M) X 9' 6" (2.9M)

Single panel radiator, ceiling light point, fitted wardrobes with dressing table mirror, drawers, storage cupboard, matching bedside cabinets and fitted headboard, UPVC double glazed bay window to the front aspect.



BEDROOM TWO (REAR)

12' 2" (3.7M) X 9' 10" (3.0M)

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

BEDROOM THREE (FRONT)

7' 3" (2.2M) X 5' 11" (1.8M)

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

SHOWER ROOM

A modern suite comprises low level flush WC, pedestal hand wash basin, shower enclosure with thermostatic shower unit, complementary tiling to walls and floor, chrome towel radiator, ceiling light point, extractor fan, obscure UPVC double glazed window to the rear aspect.

SOUTH WESTERLY FACING GARDEN

A well-maintained mainly laid to lawn garden with wood panel fenced perimeter, attractive borders with a host of mature trees, shrubs and plants. A paved pathway leads to a detached double garage and a green house.



DOUBLE GARAGE

18' 1" (5.5M) X 17' 1" (5.2M)

Up-and-over, power and lighting.

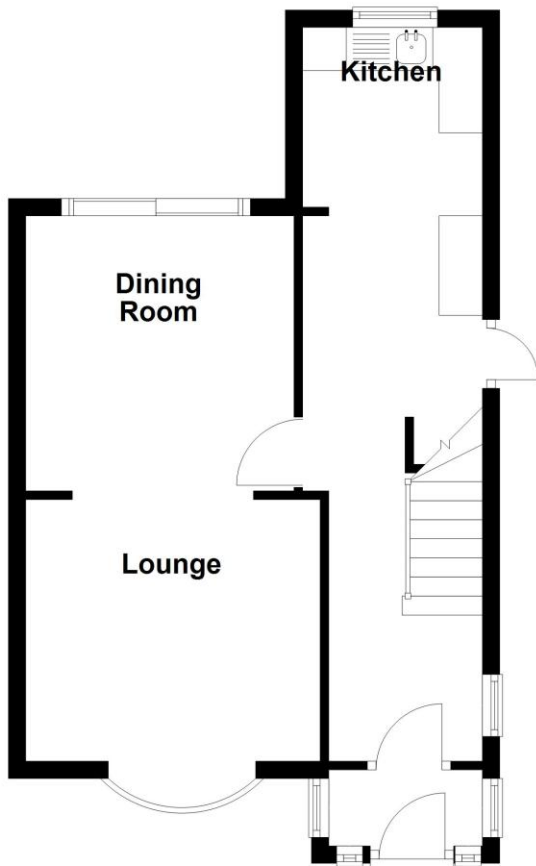
TENURE

We have been advised that the property is Freehold. This is subject to verification by your Solicitor.



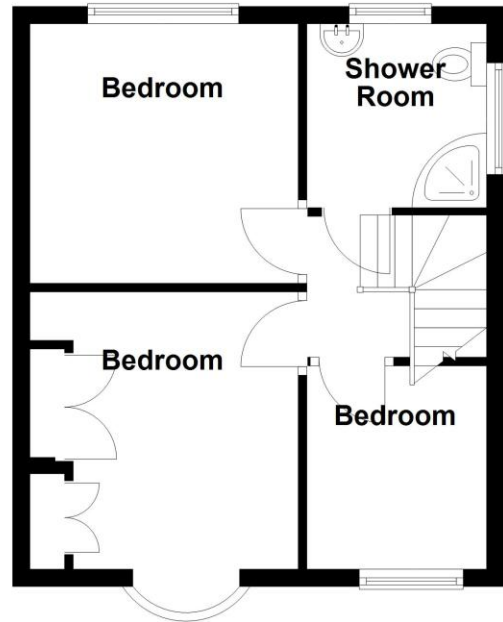
Ground Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



Total area: approx. 73.1 sq. metres (786.7 sq. feet)



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Find your home in our radar

| Energy Efficiency Rating | | Current | Potential |
|--------------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
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