



6 Foxcote Close, Shirley, Solihull B90 4PR

£265,000

Key Features

Entrance Porch
 Spacious Reception Hall
 Guest Cloakroom
 Lounge and Dining Area
 Fitted Dining Kitchen
 Three Bedrooms
 Bathroom
 Gas Central Heating
 Double Glazing
 Integral Garage
 Private Established Rear Garden

6 Foxcote Close is a tastefully presented, thoughtfully extended, three bed roomed, semi detached family home, conveniently situated in a quiet cul-de-sac in this highly popular residential area.

Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

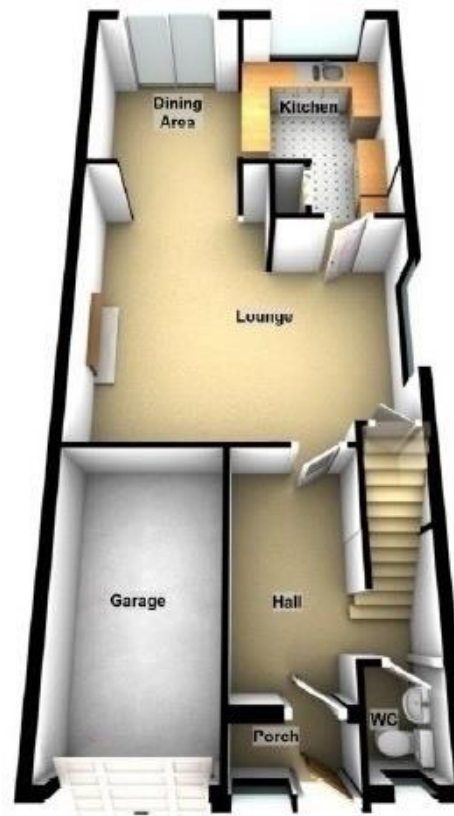
Vendor's Comments

Over the last 8 years this house has been the perfect home giving us as a young couple everything we needed and more.

Having a great entertaining space offered by the open plan extension downstairs and the friendly street offering all you'd expected from a cul-de-sac location. More recently the house has become home to a family lifestyle which is perfectly accommodated with great sized bedrooms and a secure garden to the rear. You really can't imagine looking at the front of the house just how much space is on offer, it's like a Tardis!

Everything Solihull has to offer is only a stones throw away with great transport links, primary and secondary schools and amenities to meet virtually all the families needs. I only hope Nottingham can offer me a property which half compares to this one

Ground Floor



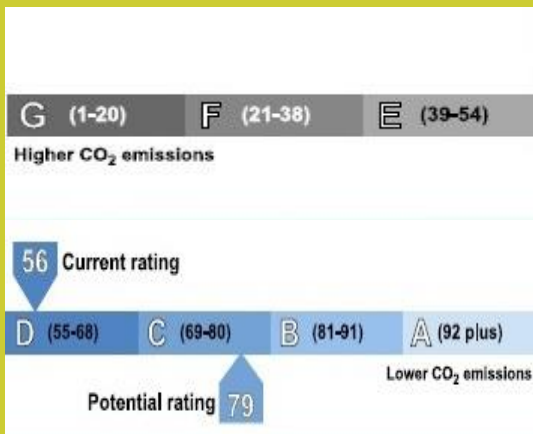
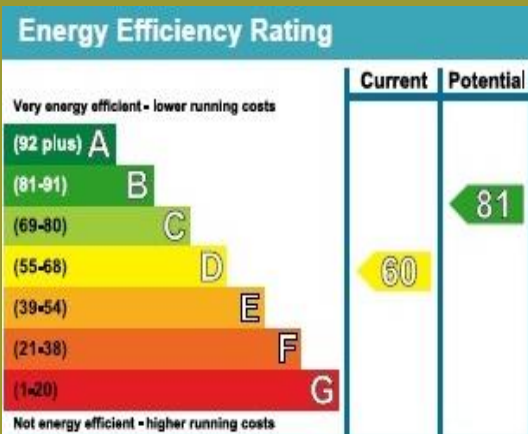
First Floor



Total area: approx 105.1 sq. metres (1131.1 sq. feet)

Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



ROOM DIMENSIONS		
	GROUND FLOOR	FIRST FLOOR
Living Room	4.80m max x 5.14m max (15'9" max x 16'10" max)	Bedroom 1 4.82m x 3.03m max (15'10" x 9'11" max)
Dining Kitchen	5.00m max x 4.31m max (16'5" max x 14'2" max)	Bedroom 2 3.43m x 3.03m (11'3" x 9'11")
	OUTSIDE	Bedroom 3 3.36m max x 2.03m max (11'0" max x 6'8" max)
Garage	5.00m x 2.24m max (16'5" x 7'4" max)	

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



