



15 Newnham Rise, Shirley, Solihull B90 3QT

£300,000

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

## Key Features

Entrance Porch / Reception Hall  
Lounge / Extended Dining Room  
Breakfast Kitchen / Utility  
Guest Cloakroom  
Ground Floor Bathroom  
Three Bedrooms / Walk-in Loft Void  
Gas Central Heating / Double Glazing  
Garage  
Foregarden with Driveway Parking  
Private South Facing Rear Garden  
No Chain

15 Newnham Rise is a detached, thoughtfully extended, dormer bungalow residence, benefiting from no upward chain, conveniently situated in a delightfully quiet cul-de-sac within this highly regarded 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

We built the house ourselves, with a free flowing feel which opens up the living space.

We have lived here all our married life, we have never felt the need to move, as it has met all our expectations, also a very peaceful cul-de-sac with friendly neighbours, and a large private garden which is easily maintained.

## Local Schools

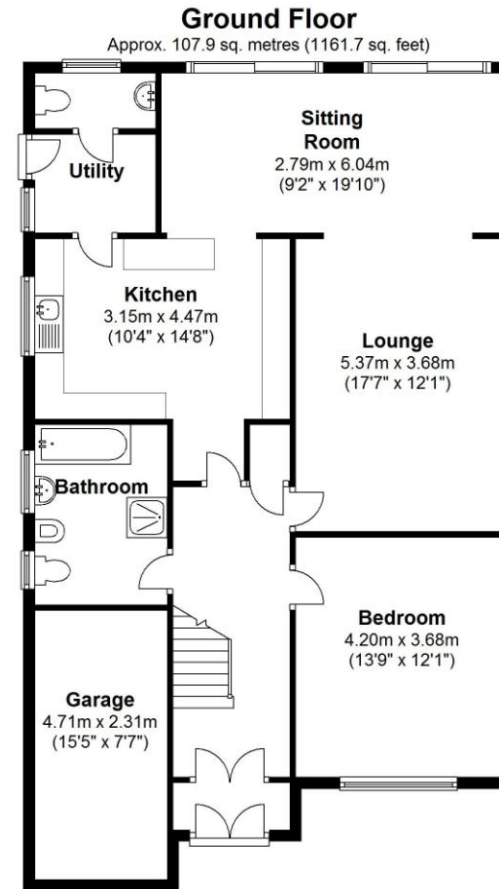
Blossomfield Infant and Nursery School  
Streetsbrook Infant and Nursery School  
Shirley Heath Junior School  
Kingswood School  
Tudor Grange Academy

## Local Authority

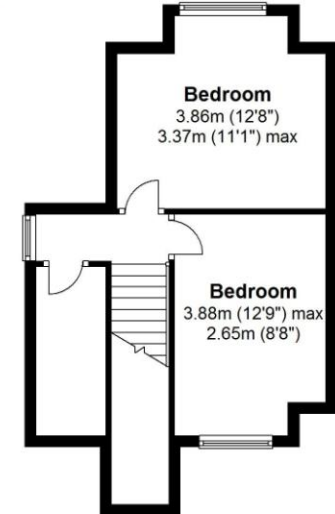
Solihull Metropolitan Borough Council

## Viewing Arrangements

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



**First Floor**  
Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 140.6 sq. metres (1513.8 sq. feet)

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.

## Energy Efficiency Rating

