

**Portia Avenue**  
SOLIHULL

**£500,000**





# Four Bedroom Semi Detached Property

## Features.

- FOUR BEDROOMS
- TWO BATHROOMS
- LOFT ROOM WITH EN-SUITE
- LOUNGE WITH FEATURE FIREPLACE
- STUDY/OFFICE WITH BUILT IN STORAGE
- OPEN PLAN KITCHEN /FAMILY/DINING ROOM
- CONSERVATORY
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- SOLAR PANELS
- DESIRABLE LOCATION

## Description.

A beautifully styled and superbly extended four bedroom semi detached property. Offered with two reception rooms, delightful open plan family/kitchen/diner, conservatory, two family bathrooms, loft room with en-suite, off road parking, enclosed rear garden, solar panels and situated in the desirable location of Shirley.

This property has been wonderfully maintained throughout, the accommodation briefly comprises:- An inviting entrance hall with under stairs storage, a good sized lounge with feature fire place and front aspect window, study/office/second reception room with built in storage and front aspect window, a beautifully styled open plan kitchen/diner/family room, a modern yet traditional fitted kitchen with integrated oven and hob, space for free standing appliances, built in storage, open access to the conservatory and out to the rear garden. A rising staircase leads to the first floor and offers:- to the right: a modern shower room and bedroom in current use as dressing room/work space, To the left of the landing a modern family bathroom enjoying a free standing bath, wash basin and WC. Two well proportioned bedrooms and a forth bedroom of single occupancy. An additional staircase leads to the loft room with shower room en-suite, velux windows and eaves storage.

The front aspect of the property is approached by block paved off road parking, neatly maintained fore garden and access to the main residence via a canopied porch. The rear garden offers a wonderful space to dine or entrain friends and family with a neatly maintained lawn, paved patio, raised water feature and timber storage.





This home is situated in a popular and convenient location for many of the amenities in Solihull. Within Shirley there are a selection of local shops as well as Doctors, Dentists and eateries nearby. Solihull town centre offers an excellent choice of shopping facilities including Touchwood and John Lewis department store. There is easy road access via the A34 to the M42 motorway, NEC, Birmingham International Airport and train station.



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EPC: C

COUNCIL TAX BAND: D

TENURE: Freehold

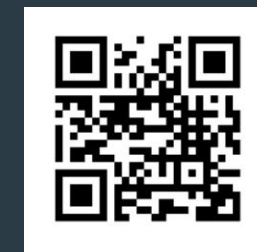
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arrange a viewing please call the Arden  
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of the details of this property online.



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