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SALES & LETTINGS

**19 UFTON CLOSE  
SHIRLEY  
B90 3SB**

Spacious Four-Bedroom Semi-Detached Home in need of modernisation. Located in a quiet cul-de-sac in the Tudor Grange Catchment, this property offers good space and is perfect for a family looking to create their family home.

The ground floor of 19 Ufton Close offers practical living spaces. The entrance hallway leads to a lounge/dining area, extending into a conservatory with views of the garden.





The kitchen, leads from a breakfast room and has access to a utility space and WC for added convenience. This level provides a functional layout for family living, with ample opportunity for refurbishment to suit modern day living.





Upstairs features four bedrooms, three sizable doubles and a smaller front room, all requiring some updates. The layout includes a separate WC and a shower room with a walk-in shower, offering practicality for a family. These rooms present a chance for new owners to refurbish and inject their personal style into the home.





The property includes a large rear garden, established and offering privacy and space for outdoor activities or relaxation. The tandem garage provides substantial storage space or potential for conversion, adding value to the property.





## FEATURES

- Four-Bedroom Semi-Detached
- Two Reception Rooms
- Conservatory Addition
- Kitchen with Breakfast Area
- Utility Room and WC
- Three Double Bedrooms
- Single Front Bedroom
- Separate WC and Shower

## SIZE

Total - 1,667.4 Sq Ft

## TENURE

Freehold

## COUNCIL TAX

Solihull Metropolitan Borough Council D

## SERVICES

All mains services are connected to the property.  
It is advised that you confirm this at point of offer.

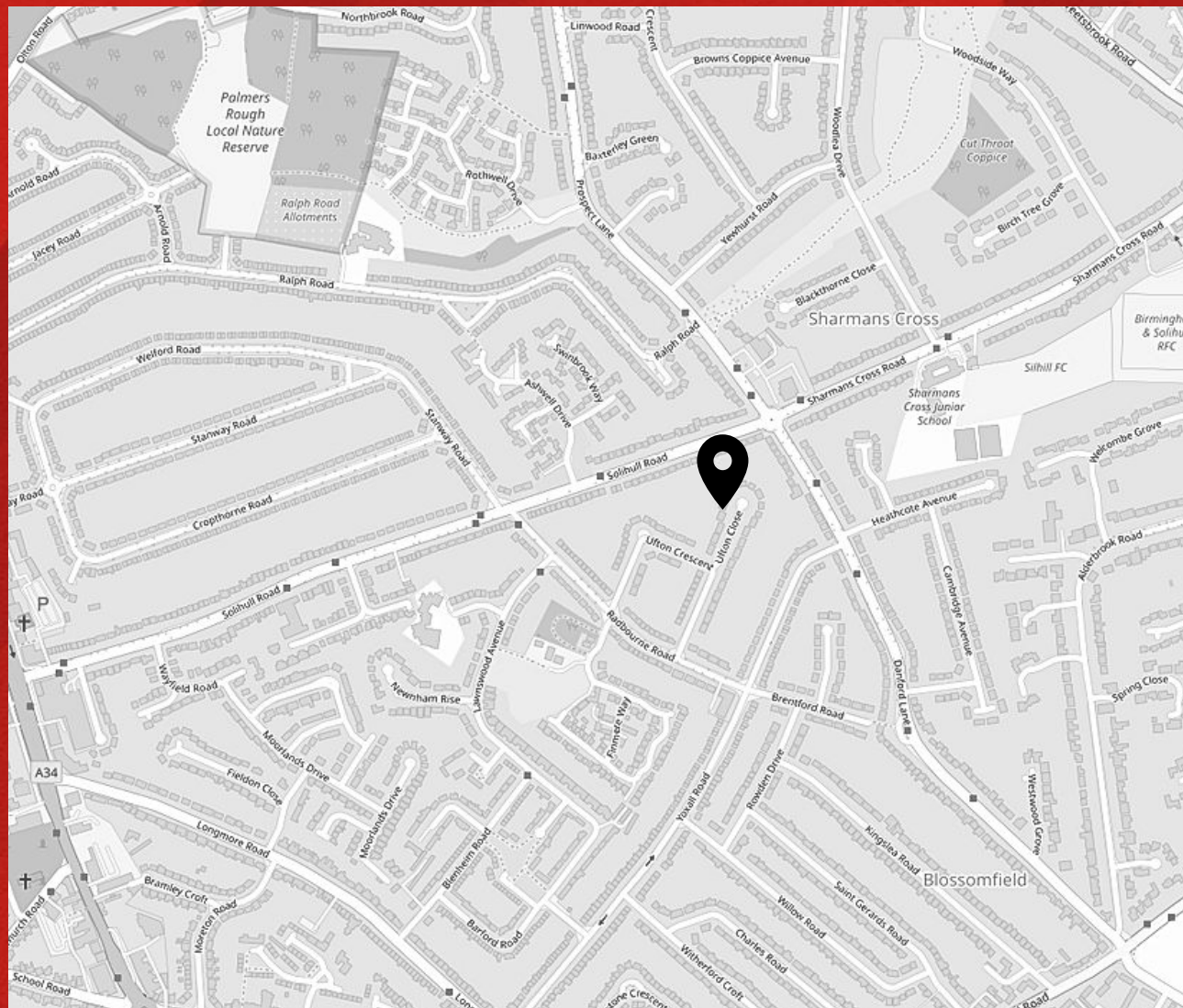
## VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 0121 775 0101

✉ [solihull@dmandcohomes.co.uk](mailto:solihull@dmandcohomes.co.uk)

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*

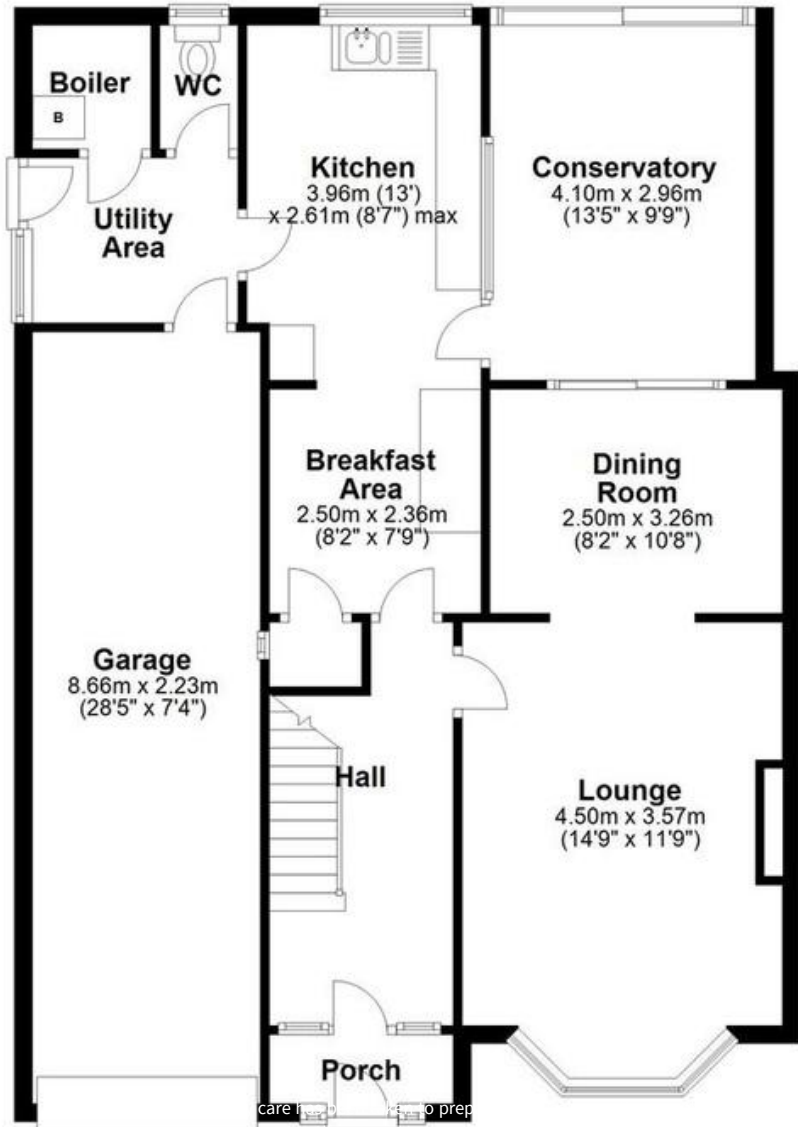


## LOCATION

This home is ideally located for families, situated in a peaceful cul-de-sac within the Tudor Grange catchment area. Close to Solihull town centre, train station and amenities on Sharmans Cross Road, it combines suburban tranquility with easy access to local facilities.

### Ground Floor

Approx. 94.2 sq. metres (1014.4 sq. feet)



### Energy Efficiency Rating

|  | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92+) <b>A</b>                                     |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         | 80        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   | 45      |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

England & Wales

EU Directive  
2002/91/EC



### First Floor

Approx. 60.7 sq. metres (653.0 sq. feet)



Total area: approx. 154.9 sq. metres (1667.4 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement.

A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.



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