



smarthomes

Hytall Road

Shirley, Solihull, B90 1NF

- An Extended Semi Detached Family Home
- Four Bedrooms
- Extended & Re-Fitted Family Dining Kitchen
- Re-Fitted En-Suite Shower Room & Family Bathroom

£309,950

EPC Rating '63'





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property stands back from the road behind a block paved driveway providing off road parking extending to side access, garage door and double glazed front door leading through to

Welcoming Entrance Hall

With oak effect floor covering, radiator, ceiling light point, stairs leading to the first floor accommodation, wall mounted thermostat and oak door leading through to

Attractive Lounge to Front

15' 5" x 13' 1" (4.7m x 3.99m) With UPVC double glazed window to front elevation, radiator, ceiling light point, feature recess with hardwiring for wall mounted television and oak door leading through to



Extended & Re-Fitted Family Dining Kitchen to Rear

15' 4" max x 26' 9" (4.67m x 8.15m) Being re-fitted with a range of high gloss fronted wall, drawer and base units incorporating pan drawers, wood effect work surfaces, sink and drainer unit with mixer tap, complementary tiling to splashback areas, four ring ceramic hob with extractor canopy over, inset Beko oven, integrated dishwasher, recess for fridge freezer, UPVC double glazed window and door to rear, UPVC double glazed French doors leading out to the rear garden, ceiling light points, two radiators, polished porcelain tiling to floor and handy under-stairs storage/larder with space and plumbing for washing machine



Accommodation on the First Floor

Landing

With access to boarded loft space, ceiling light point and panelled doors leading off to

Bedroom One to Front

16' 8" x 7' 10" (5.08m x 2.39m) With UPVC double glazed window to front elevation, radiator, ceiling light point, hard-wiring for wall mounted television and panelled door leading into

Re-Fitted En-Suite Shower Room to Rear

Being re-fitted with a three piece white suite comprising double shower cubicle with monsoon shower and sliding glazed door, low flush WC and contemporary vanity wash hand basin with storage cupboard, obscure double glazed window to rear, ladder style radiator, wood effect flooring, ceiling downlighters and complementary polished porcelain tiling to walls



Bedroom Two to Front

11' 0" x 9' 2" (3.35m x 2.79m) With UPVC double glazed window to front elevation, radiator and ceiling light point



Bedroom Three to Rear

11' 5" x 9' 3" (3.48m x 2.82m) With UPVC double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Front

8' 5" x 8' 2" (2.57m x 2.51m) With UPVC double glazed window to front elevation, radiator, over-stairs storage cupboard and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern three piece white suite comprising panelled bath with centralised mixer tap, monsoon shower over, additional handheld shower fitment and glazed screen, low flush WC and vanity wash hand basin with cupboard below, obscure double glazed window to rear, complementary polished porcelain tiling to walls, stripped timber effect flooring, ladder style radiator and handy built-in airing cupboard



West Facing Pleasant Rear Garden

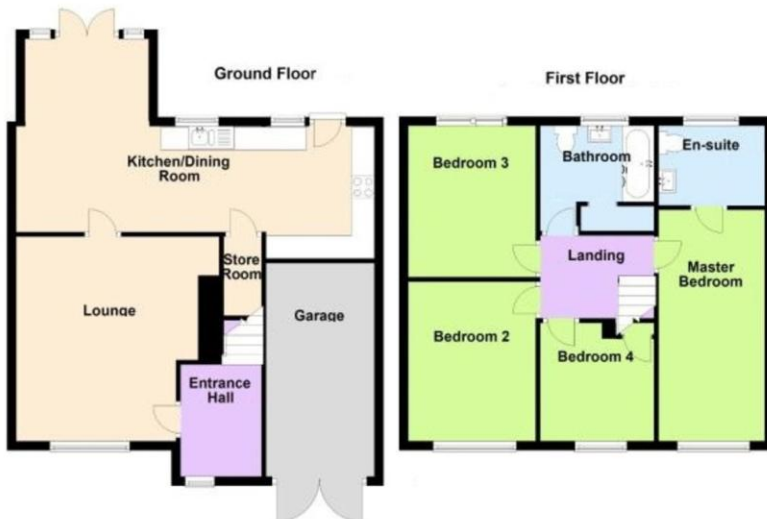
Being mainly laid to lawn with shaped paved patio being block edged, fencing to boundaries, well stocked shrub borders and timber potting shed

Garage

With ceiling light point, power and wall mounted boiler

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements