



smarthomes

Haslucks Croft

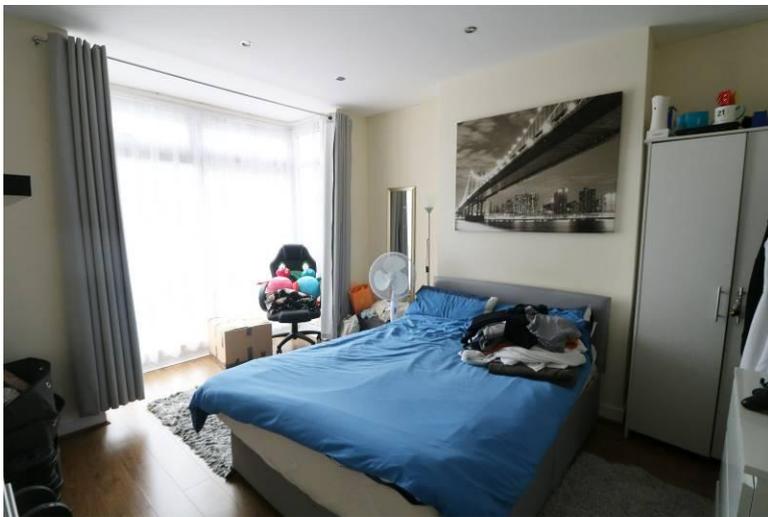
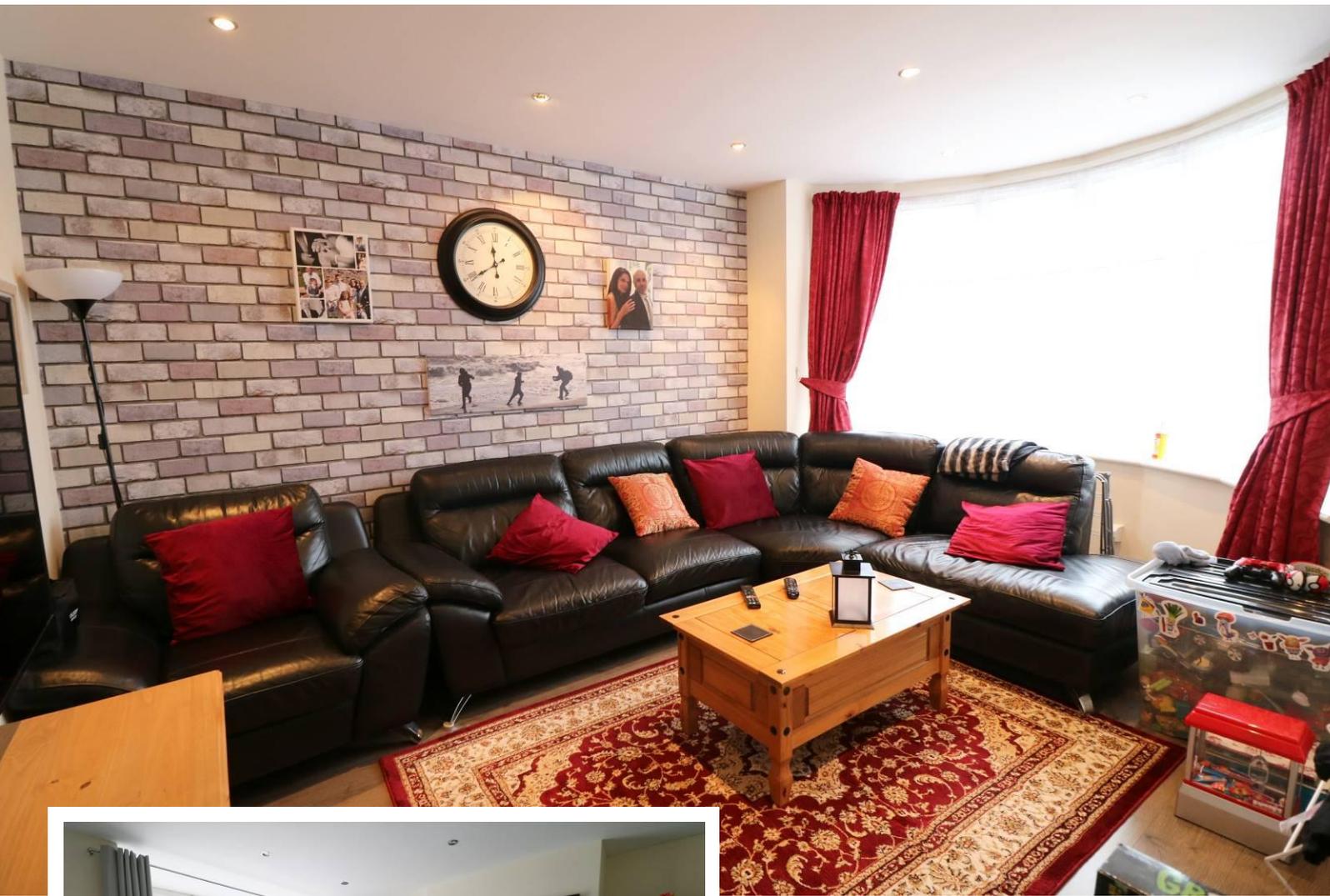
Shirley, Solihull, B90 2EQ

- An Extended Three Bedroom Semi Detached Property
- Three Reception Rooms
- Extended Kitchen
- No Upward Chain

£339,950

EPC Rating '43'





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 is set back from the road behind a block paved driveway providing off road parking extending to garage doors and UPVC double glazed sliding door leading into

Entrance Porch

With laminate flooring and obscure glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, storage cupboard and doors leading off to

Guest WC

With low flush WC, pedestal wash hand basin, spot lights to ceiling, radiator and tiled flooring

Lounge to Front

11' 9" x 10' 10" plus bay (3.58m x 3.3m) With double glazed bay window to front elevation, ceiling light point, radiator and laminate flooring

Dining Room to Rear

10' 11" x 10' 9" (3.33m x 3.28m) With double glazed sliding patio door to rear garden, spot lights to ceiling, radiator and laminate flooring

Extended Kitchen to Rear

14' 10" x 7' 9" (4.52m x 2.36m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets, laminate roll top work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, double glazed window to rear elevation, ceiling light point, radiator, tiled flooring and obscure glazed door leading into

Family Room to Rear

14' 7" x 6' 5" (4.44m x 1.96m) With double glazed windows to side and rear elevations, double glazed door to garden, ceiling light point, radiator and door to

Utility

6' 4" x 5' 0" (1.93m x 1.52m) With space and plumbing for washing machine, pedestal wash hand basin, double glazed window and door to garage

Accommodation on the First Floor

Landing

With access to loft space, ceiling light point, obscure double glazed window and doors radiating off to

Bedroom One to Rear

11' 10" x 10' 10" plus bay (3.61m x 3.3m) With double glazed bay window to rear elevation, radiator and ceiling light point





Bedroom Two to Front

11' 10" x 10' 10" plus bay (3.61m x 3.3m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Three to Front

8' 1" x 6' 6" (2.46m x 1.98m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising panelled bath with rainfall shower over, further handheld attachment and glazed screen, low flush WC and vanity wash hand basin, obscure double glazed windows to side and rear, ceiling light point, radiator, tiling to water prone areas and tiled flooring

Good Size Rear Garden

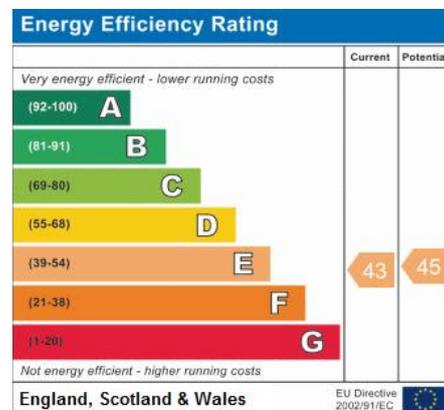
Being mainly laid to lawn with patio extending to side, pathway to rear, mature shrubs, fencing to boundaries and gated side access

Garage

With double opening garage doors to driveway and courtesy door to garden

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.



316 Stratford Road
 Shirley
 Solihull
 West Midlands
 B90 3DN

www.smart-homes.co.uk
 shirley@smart-homes.co.uk
 0121 744 4144

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