



smart homes

## Haslucks Croft

Shirley, Solihull, B90 2EQ

- A Substantially Extended Semi-Detached Family Home
- Three Good Size Bedrooms
- Two Reception Rooms
- Superb Extended Kitchen Breakfast Room

**Offers Over**

**£370,000**

EPC Rating '60'





## 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 gyms 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 at the end of a cul-de-sac location and is set behind a block edged tarmacadam driveway with a lawn area, fenced side boundary and access to



#### Feature Arched Storm Porch

With carriage light to side of double glazed double opening doors leading into

#### Entrance Hall

With stripped timber effect floor covering, radiator, dado rail, ceiling light point, door to storage cupboard housing Worcester Bosch boiler, additional under stairs storage and colonial panelled doors with brass style furnishings radiating off to

#### Reception Room One to Front

14' 5" x 10' 2" (4.4m x 3.1m) With double glazed bay window to front elevation, two wall light points, ceiling light point, laminate flooring, coving to ceiling, picture rail and feature polished stone fire surround with living flame coal effect gas fire

#### Reception Room Two to Rear

13' 9" x 10' 5" (4.2m x 3.2m) With a UPVC double glazed bay window to rear, coving to ceiling, feature fire surround with cast inset and open fire and quarry tiled hearth, ceiling light point and wall mounted radiator

#### Superb Extended Kitchen Diner to Rear

21' 3" x 11' 9" (6.5m x 3.6m) Being fitted with a range of wall and base units with a work surface over incorporating a stainless steel style one and a half bowl single drainer sink unit with mixer tap over, further incorporating a brushed stainless steel five ring hob set below combination light and extractor hood. Eye level double oven and grill, integrated dishwasher, ceiling roof light, double glazed dog leg bay window to rear elevation, additional casement window overlooking rear garden, double glazed French doors leading out to the rear garden, two ceiling light points and ceiling spot lights, two wall mounted radiators, doors leading to utility and garage and door to

#### Guest WC

With a low level W.C, radiator and ceiling light point

#### Utility

9' 1" max x 6' 4" (2.77 x 1.93) With double glazed casement window to front elevation, wall mounted radiator, fitted work surface with a single drainer sink unit, ceiling light point and space and plumbing for washing machine

#### Landing

With obscure double glazed window to side elevation, ceiling light point, coving to ceiling, laminate flooring and doors radiating off to

#### Bedroom One to Rear

14' 1" x 8' 6" (4.3m x 2.6m) With a range of fitted wardrobes, double glazed window to rear elevation, ceiling light point and wall mounted radiator





### Bedroom Two to Front

14' 9" x 10' 2" (4.5m x 3.1m) With double glazed bay window to front elevation, ceiling light point and wall mounted radiator

### Bedroom Three to Rear

7' 10" x 7' 6" (2.4m x 2.3m) With double glazed casement window to rear elevation, wall mounted radiator and ceiling light point

### Re-Fitted Family Bathroom to Front

8' 2" x 5' 10" (2.5m x 1.8m) Being re-fitted with a modern white suite comprising low level W.C, vanity wash hand basin, panelled bath with mixer tap and corner shower enclosure. Obscure double glazed window to the front elevation, ceiling spot lights, chrome heated towel rail and tiling to splash prone areas and floor

### Rear Garden

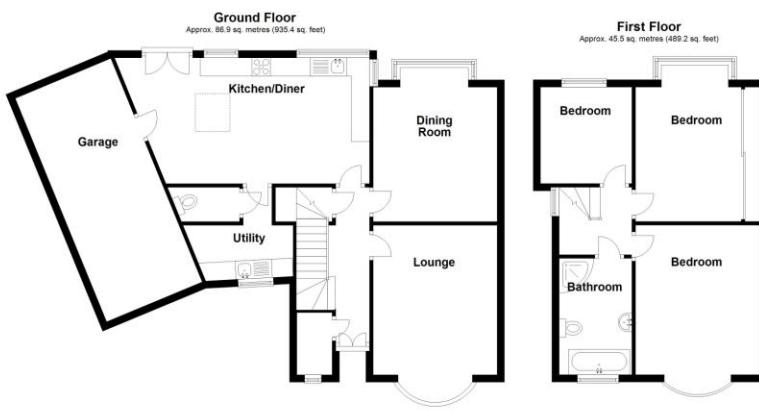
Being mainly laid to lawn with a paved patio area, glass greenhouse, feature pond, and fencing and retaining shrubs to boundaries

### Tandem Garage

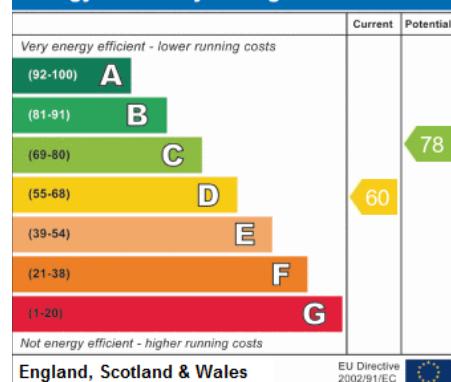
27' 6" x 6' 10" (8.4m x 2.1m) With a metal up and over door to property frontage, double opening wooden doors leading to rear garden and two ceiling light points

### 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 Nigel Hodges



### Energy Efficiency Rating



316 Stratford Road  
Shirley  
Solihull  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://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