



smarthomes



- An Extremely Well Presented Detached Family Home

- Four Good Size Bedrooms

- Open Plan Family Lounge/Kitchen/Diner

- Modern En-Suite Shower Room

Haslucks Green Road, Shirley, Solihull, B90 1DE

An extremely well presented detached family home enjoying a semi-rural location and backing onto Stratford-Upon-Avon canal. Benefitting from family kitchen, four good size bedrooms, modern en-suite shower room, modern family bathroom, guest W.C, utility, garage, South/Westerly facing gardens and off road parking

£425,000

EPC Rating - C

Current Council Tax Band - E



## 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 tarmac driveway providing off road parking, matures shrubs and bushes, fencing to side boundary and a storm porch with composite front door leading into

### **Entrance Hallway**

With an obscure double glazed window to front, laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to



### **Open Plan Family Lounge/Kitchen/Diner**

#### **L Shaped Lounge/Dining Area**

20' 8" max x 16' 8" max (6.3m max x 5.1m max) With UPVC double glazed windows to front and rear elevations, aluminium framed patio doors leading to garden, laminate flooring, two wall mounted radiators, coving to ceiling, dado rail, laminate flooring, two ceiling light points and a living flame gas fire with ornate tiling and wooden surround



### **Kitchen Area**

11' 5" x 9' 6" (3.5m x 2.9m) Being fitted with a range of wall, base and drawer units with a wooden work surface over incorporating an inset Belfast style sink with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level double oven and grill, integrated fridge/freezer, integrated dishwasher, tiling to splash back areas and floor, ceiling spot lights, a double glazed window to the rear aspect and door to

### **Utility Room**

8' 6" x 4' 11" (2.6m x 1.5m) Fitted with a range of wall and base units with a work surface over, space and plumbing for washing machine, UPVC double glazed door to side, central heating radiator and ceiling light point

### **Guest W.C**

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to front, tiling to splash back areas, radiator, laminate flooring and ceiling light point

### **Landing**

With loft access, ceiling light point, airing cupboard and door to

### **Bedroom One to Front**

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to front elevation, radiator, ceiling light point, built in wardrobe and door to

### **Modern En-Suite Shower Room to Front**

Being fitted with a modern white suite comprising of a shower enclosure, feature wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the front elevation

### **Bedroom Two to Front**

11' 9" x 8' 6" (3.6m x 2.6m) With double glazed window to front elevation, radiator and ceiling light point

### **Bedroom Three to Rear**

9' 10" x 6' 6" (3m x 2m) With double glazed window to rear elevation, radiator, built in cupboard and ceiling light point

### **Bedroom Four to Side**

8' 6" x 6' 2" (2.6m x 1.9m) With double glazed window to side elevation, radiator and ceiling light point

### **Modern Family Bathroom to Rear**

6' 6" x 5' 6" (2m x 1.7m) Being fitted with a modern white suite comprising of a panelled bath with shower over and glass shower screen, over wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, laminate flooring, ceiling spot lights and an obscure double glazed window to the rear elevation

### **South/Westerly Facing Garden**

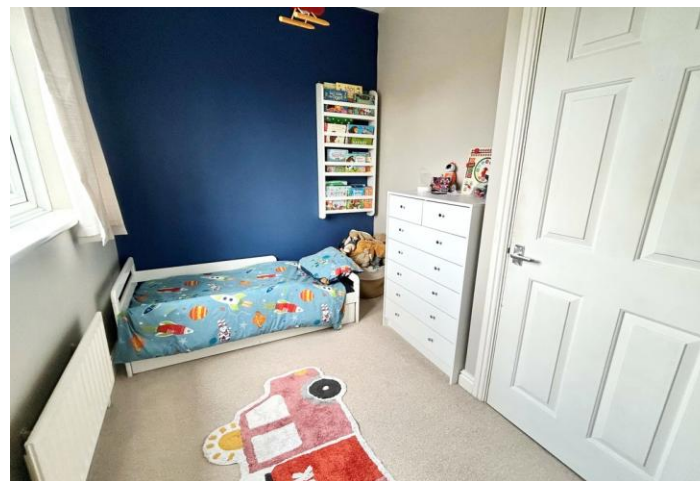
Being mainly laid to lawn with paved patio area, planted shrubs and bushes, fruit trees, panelled fencing to boundaries, cold water tap and gated access to property frontage and canal

## Garage

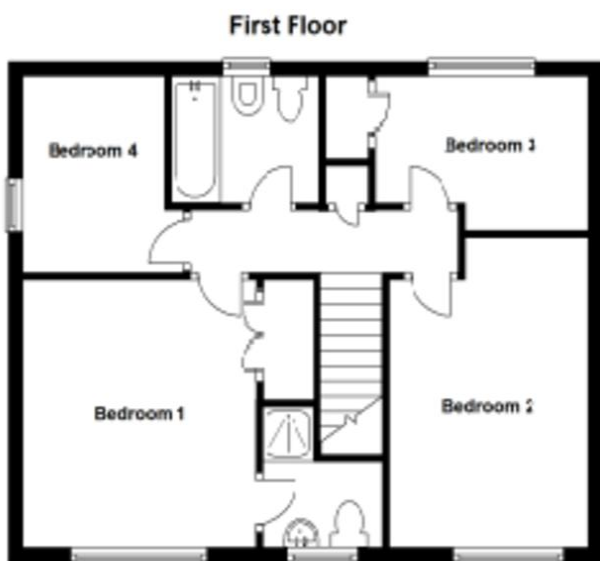
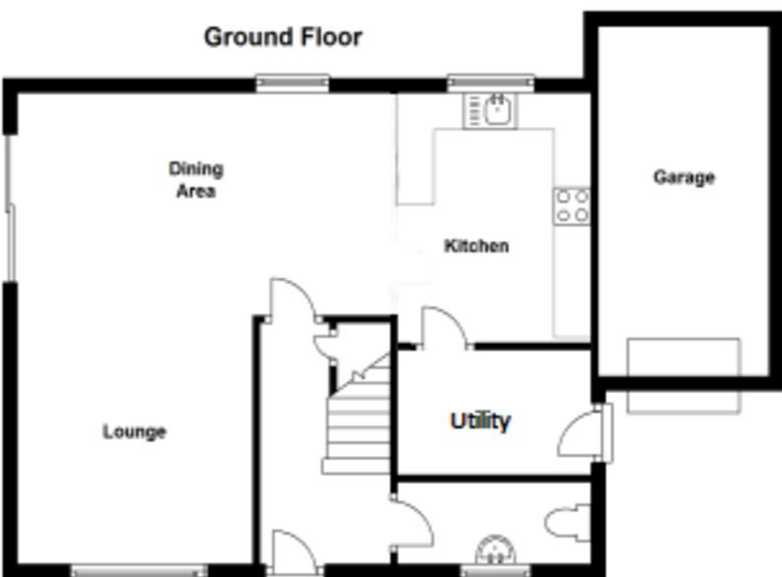
16' 4" x 8' 10" (5m x 2.7m) Located at the side of the property with side hung wooden doors for vehicular access, wall mounted gas central heating combi boiler, loft access and ceiling light point

## 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. Current council tax band – E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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