



smarthomes

Hurdis Road

Shirley, Solihull, B90 2DL

- A Well Presented & Extended Detached Family Home
- Three Double Bedrooms & Box Room
- Two Reception Rooms
- Re-Fitted Family Bathroom

£430,000

EPC Rating - 61

Current Council Tax Band - D





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 gated side access, up and over garage door and UPVC double glazed double doors leading into

Enclosed Porch

With obscure glazed door leading through to

Entrance Hallway

With ceiling spot lights, radiator, laminate flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and Oak doors leading off to



Reception Room One to Front

14' 6" x 10' 4" (4.42m x 3.15m) With double glazed bay window to front elevation, ceiling light point, wall lighting and radiator

Enlarged Reception Room Two to Rear

16' 7" max x 12' 7" max (5.05m x 3.84m) With double glazed window to rear, double glazed sliding patio doors leading out to the South West facing rear garden, ceiling light points, wall lighting, two radiators and Oak door leading into



Extended Kitchen to Rear

11' 11" x 8' 4" (3.63m x 2.54m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to walls, four ring ceramic hob, inset Zanussi electric oven, radiator, ceiling light point, double glazed window to rear and UPVC obscure double glazed door to side

Landing

With access to loft space, ceiling light point, obscure double glazed window to side elevation and Oak doors leading off to



Bedroom One to Front

15' 2" x 10' 3" (4.62m x 3.12m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

12' 2" x 10' 3" (3.71m x 3.12m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

9' 4" x 7' 7" (2.84m x 2.31m) With double glazed window to front elevation, radiator, ceiling light point and door to



Box Room

5' 4" x 5' 4" (1.63m x 1.63m) With double glazed window to rear elevation and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height, ceiling spot lights and an obscure double glazed window to the rear elevation

Garage

With up and over garage door to driveway, ceiling light point and power points



South West Facing Rear Garden

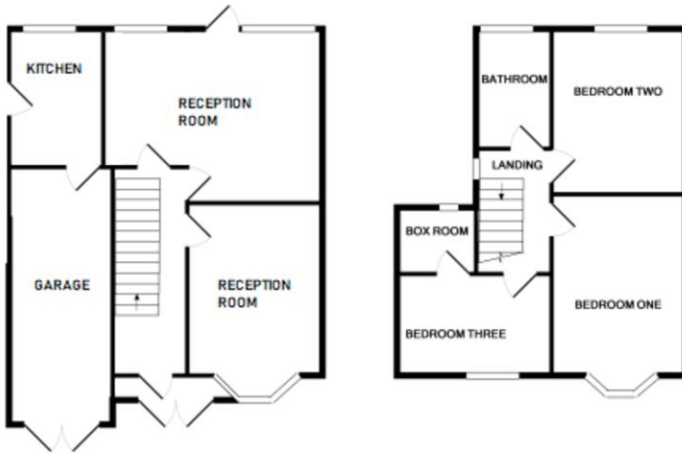
Being mainly laid to lawn with paved patio, paved pathway, panelled fencing to boundaries, shrub borders and gated side access to driveway

Agents Note

We are advised by the vendor that the property further benefits from being recently re-wired and having a recently installed gas central heating 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. Current council tax band - D



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

316 Stratford Road
Shirley
Salihull
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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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.