



smarthomes

Hazeloak Road

Shirley, Solihull, B90 2AZ

- A Well Presented & Extended Detached Family Home
- Four Bedrooms
- Family Bathroom & Re-Fitted Ground Floor Shower Room
- Extended Family Dining Kitchen

Offers Over £500,000

EPC Rating - 62

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 block paved driveway providing off road parking extending to door to side access and UPVC double glazed double doors leading into



Enclosed Porch

With double glazed windows, tiled flooring, lighting and original door with feature glazing leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, exposed polished floorboards and doors leading off to

Lounge to Front

16' 8" x 10' 5" (5.1m x 3.2m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling and log burning stove with slate hearth and stone surround



Extended Family Dining Kitchen to Rear

25' 3" x 20' 11" (7.7m x 6.4m) Being fitted with a range of wall, drawer and base units with complementary Quartz work surfaces, inset sink with mixer tap, tiling to splashback areas, space for Range style cooker with extractor canopy over, integrated dishwasher, space for fridge freezer, under-cupboard lighting, island with breakfast bar seating area, cupboard housing Worcester boiler, two radiators, ceiling light points, polished tiled flooring, vaulted ceiling with Velux windows, double glazed window to rear, double glazed French doors leading out to the rear garden, obscure glazed door leading through to side passage and door leading through to



Re-Fitted Shower Room

9' 2" x 5' 6" (2.8m x 1.7m) Being re-fitted with a three piece white suite comprising walk-in double shower enclosure with thermostatic rainfall shower and additional handheld shower attachment, low flush WC and wall mounted wash hand basin, obscure double glazed window to side, complementary tiling to walls and floor, ladder style radiator, extractor and ceiling light points

Utility Room

8' 2" x 7' 2" (2.5m x 2.2m) With double glazed window to front elevation, radiator, tiled flooring, space and plumbing for washing machine and tumble dryer and spot lights to ceiling



Accommodation on the First Floor

Landing

With double glazed window to front elevation, ceiling light point and doors leading off to

Bedroom One to Front

13' 1" x 10' 2" (4.0m x 3.1m) With double glazed window to front elevation, radiator, ceiling light point and a range of built-in wardrobes



Bedroom Two to Rear

11' 1" x 10' 9" (3.4m x 3.3m) With double glazed window to rear elevation, radiator, ceiling light point and a range of fitted furniture

Bedroom Three to Rear

10' 9" x 10' 5" (3.3m x 3.2m) With double glazed window to rear elevation, radiator, ceiling light point and useful storage cupboard

Bedroom Four to Side

6' 6" x 7' 2" (2.0m x 2.2m) With obscure double glazed window to side elevation, radiator and ceiling light point



Family Bathroom to Front

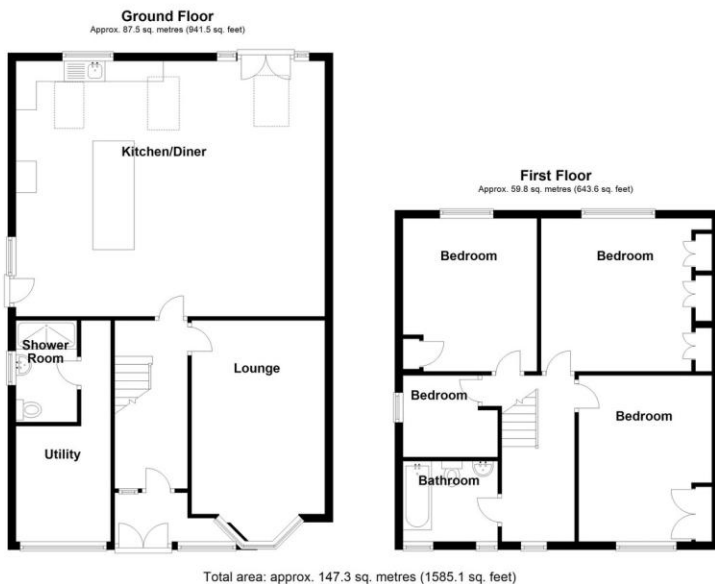
7' 6" x 5' 6" (2.3m x 1.7m) Being fitted with a three piece white suite comprising; tiled panelled bath with electric shower over and glazed screen, low flush WC and wall mounted wash hand basin, obscure double glazed window to front, tiling to walls and floor, ladder style radiator and spot lights to ceiling

Generous Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries, shrub borders, mature trees, timber shed, security lighting and outside tap

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. Current council tax band – E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(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. 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.