



smarthomes

Hytall Road

Shirley, Solihull, B90 1NE

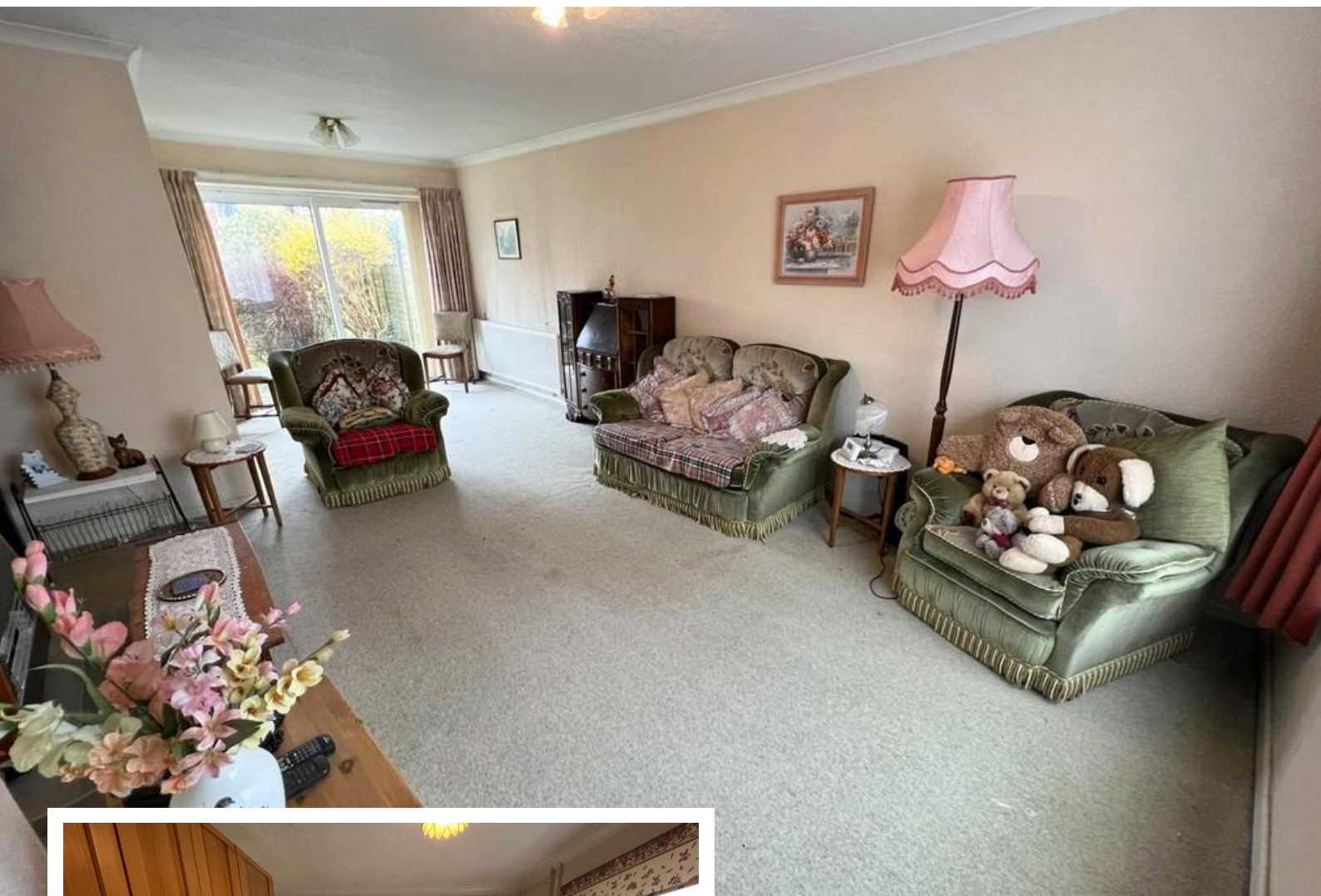
- A Semi Detached Property In Need Of Modernisation
- Three Bedrooms, Lounge Diner, Kitchen & Conservatory
- Family Shower Room & Guest WC
- No Upward Chain

£220,000

EPC Rating - 58

Current Council Tax Band - C





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 lawned fore garden with paved pathway extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, lighting and obscure glazed door leading through to

Entrance Hallway

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



Guest WC

With obscure glazed window to side, low flush WC, corner sink with tiling to splashback, ceiling light point and radiator

Lounge Diner

22' 11" x 11' 5" (7.0m x 3.5m) With double glazed window to front elevation, double glazed sliding patio doors leading out to the rear garden, two ceiling light points, coving to ceiling, radiator, gas fireplace with tiled hearth and surround and doors leading through to



Kitchen to Rear

7' 10" x 7' 6" (2.4m x 2.3m) Being fitted with a range of wall and base units with laminate work surfaces, sink and drainer unit, tiling to splashback areas, space for cooker, space and plumbing for washing machine, space for fridge and freezer, ceiling light point, coving to ceiling, double glazed window to rear, door to useful pantry cupboard and obscure glazed door leading into

Conservatory

9' 6" x 7' 10" (2.9m x 2.4m) With double glazed windows, polycarbonate roof, lighting and double glazed French doors leading out to the rear garden



Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Front

11' 5" x 9' 2" (3.5m x 2.8m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

10' 9" x 9' 2" (3.3m x 2.8m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and a range of built-in wardrobes

Bedroom Three to Front

8' 6" x 8' 2" (2.6m x 2.5m) With double glazed window to front elevation, useful over-stairs storage area and ceiling light point

Family Shower Room to Rear

7' 10" x 7' 6" (2.4m x 2.3m) Being fitted with a three piece white suite comprising double walk-in shower enclosure with thermostatic shower, WC with enclosed cistern and vanity wash hand basin, obscure double glazed window to rear, complementary tiling to walls, wood effect flooring, ladder style radiator, ceiling light point, extractor, mirror with lighting, shaver socket and door to airing cupboard housing Vaillant boiler

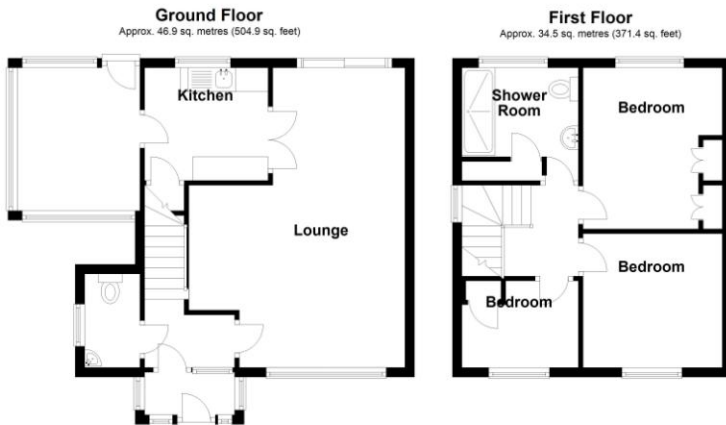


Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, greenhouse, a variety of shrubs and bushes, side gate access to front and fencing to boundaries

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 - C



Total area: approx. 81.4 sq. metres (876.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(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.