



smarthomes

Hargrave Road

Shirley, Solihull, B90 1HL

- A Well Presented & Extended Link Detached Family Home
- Three Bedrooms
- Extended Dining Kitchen
- Large Landscaped Rear Garden
- No Upward Chain

£425,000

EPC Rating TBC

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 lawned fore garden and block paved driveway providing off road parking extending to gated side access to rear garden, exterior lighting and composite front door with obscure double glazed inserts leading through to

Entrance Hallway

With ceiling light point, coving to ceiling, wooden flooring, double glazed window, radiator, stairs leading to the first floor accommodation and doors leading off to



Lounge to Front

15' 8" x 10' 9" (4.8m x 3.3m) With two double glazed windows to front elevation, ceiling light point with decorative rose, coving to ceiling, wall lighting and gas fireplace with marble hearth and decorative surround

Extended Dining Kitchen to Rear

18' 8" x 15' 8" (5.7m x 4.8m) Being fitted with a range of high gloss wall and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven and grill, space and plumbing for washing machine and dishwasher, space for fridge freezer, under-cupboard lighting, two radiators, ceiling light points, coving to ceiling, tiled flooring, under-stairs storage area housing Vaillant boiler, double glazed windows to rear, double glazed French doors leading out to the rear garden and door leading through to



Family Snug to Front

9' 2" x 6' 10" (2.8m x 2.1m) With double glazed window to front elevation, UPVC obscure double glazed door to rear, radiator, tiled flooring, ceiling light point and door leading into

Guest WC

With low flush WC, obscure double glazed window to rear, vanity sink, radiator, tiled flooring and ceiling light point



Accommodation on the First Floor

Landing

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



Bedroom One to Rear

10' 9" x 8' 6" (3.3m x 2.6m) With double glazed window to rear elevation, loft access, coving to ceiling, radiator, ceiling light point and fitted wardrobes with sliding doors

Bedroom Two to Front

11' 1" x 11' 1" (3.4m x 3.4m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and fitted wardrobes with sliding doors

Bedroom Three to Front

8' 2" x 7' 6" (2.5m x 2.3m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point



Family Bathroom to Rear

7' 6" x 6' 6" (2.3m x 2.0m) Being fitted with a three piece white suite comprising; tiled panelled bath with corner mixer tap, thermostatic rainfall shower, additional handheld shower attachment and glazed screen, low flush WC and floating vanity sink, obscure double glazed window to rear, tiling to walls and floor, ladder style radiator and spot lights to ceiling

Landscaped Rear Garden

Being mainly laid to lawn with decked patio, block paved pathway, fencing to boundaries, aluminium shed and gated side access to driveway

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 - D



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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.