



smarthomes

## Haslucks Croft

Shirley, Solihull, B90 2EQ

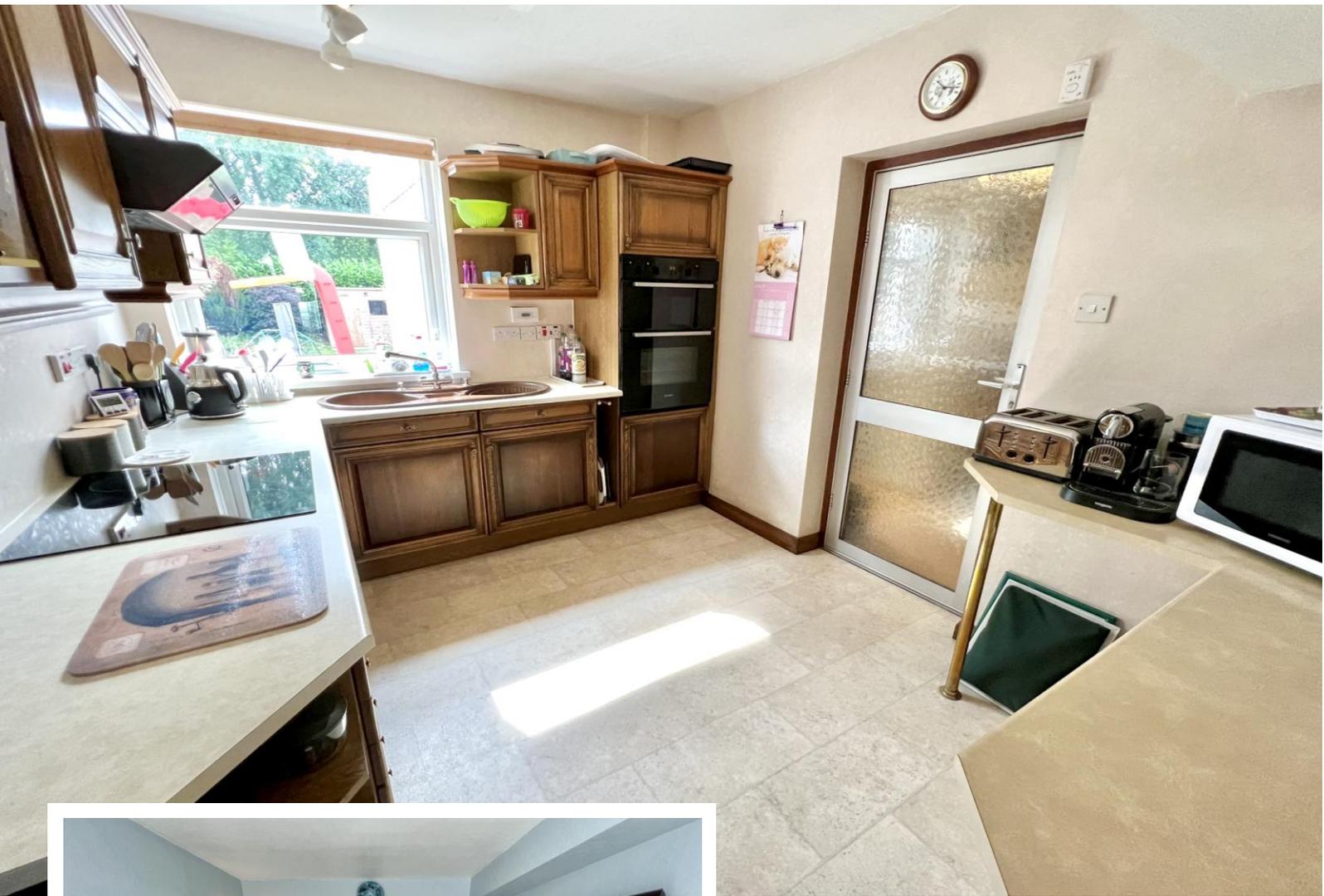
- A Three Bedroom Semi Detached Property
- Through Lounge Diner & Breakfast Kitchen
- Four Piece Family Bathroom
- South East Facing Rear Garden

**£360,000**

EPC Rating TBC

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 and paved driveway providing off road parking extending to garage doors and UPVC double glazed sliding door leading into

#### **Enclosed Porch**

With double glazed windows, lighting and part glazed double doors leading through to

#### **Entrance Hallway**

With wall lighting, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



#### **Lounge Diner**

30' 2" into bay x 10' 9" (9.2m x 3.3m) With double glazed bay window to front elevation, wall lighting, two radiators and double glazed bay incorporating French doors leading out to the South East facing rear garden

#### **Breakfast Kitchen to Rear**

10' 9" x 8' 2" (3.3m x 2.5m) Being fitted with a range of wall, drawer and base units incorporating display shelving with laminate work surfaces, double sink and drainer unit with mixer tap, four ring hob with extractor over, inset eye-level oven and grill, breakfast bar area, radiator, ceiling light point, double glazed window to rear and obscure double glazed door leading through to



#### **Utility Room**

18' 8" x 5' 10" (5.7m x 1.8m) With ceiling light point, radiator, sky-light, space and plumbing for washing machine, wall mounted Worcester Bosch boiler, doors to garage, UPVC double glazed French doors leading out to the rear garden and door leading into

#### **Guest WC**

With ceiling light point, low flush WC and wall mounted sink with tiling to splashback



#### **Accommodation on the First Floor**

##### **Landing**

With wall lighting, obscure double glazed window to side, loft access and doors leading off to

##### **Bedroom One to Front**

15' 5" x 8' 10" (4.7m x 2.7m) With double glazed bay window to front elevation, radiator, ceiling light point and fitted wardrobes



### Bedroom Two to Rear

14' 5" x 8' 10" (4.4m x 2.7m) With double glazed bay window to rear elevation, radiator, ceiling light point and fitted wardrobes

### Bedroom Three to Front

7' 10" x 6' 2" (2.4m x 1.9m) With double glazed window to front elevation, radiator and ceiling light point

### Four Piece Family Bathroom to Rear

8' 2" x 8' 2" (2.5m x 2.5m) Being fitted with a four piece suite comprising; corner panelled bath with shower attachment, corner shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, radiator, shaver socket and wall lighting

### South East Facing Rear Garden

Being mainly laid to lawn with blocked paved patio, fencing to boundaries and a variety of mature shrubs, trees and bushes

### Garage

15' 1" x 8' 2" (4.6m x 2.5m) With ceiling light point, electric power points and metal garage doors 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 - C

