



smarthomes

## Hurdis Road

Shirley, Solihull, B90 2DN

- A Well Presented & Extended Semi Detached Property
- Three Bedrooms With Fitted Wardrobes
- Re-Fitted Family Shower Room
- Open Plan Breakfast Kitchen & Family Dining Room

**Offers Over £310,000**

EPC Rating - 60

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 block paved driveway providing off road parking extending to gated access to side area ideal for storage and canopy porch with UPVC double glazed door leading through to

**Entrance Hallway**

With ceiling light point, wood effect flooring, radiator, stairs leading to the first floor accommodation and door leading through to

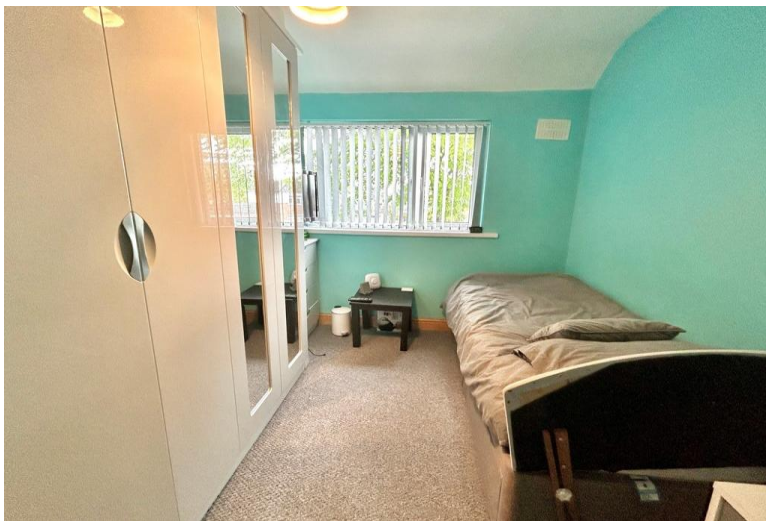
**Lounge to Front**

14' 8" x 11' 7" (4.47m x 3.53m) With double glazed bow window to front elevation, radiator, ceiling light point, inset gas fireplace, wood effect flooring and door leading through to



**Breakfast Kitchen**

7' 10" x 14' 11" (2.39m x 4.55m) Being fitted with a range of wall, drawer 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 canopy over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, breakfast bar seating area, folding door to pantry, radiator, spot lights to ceiling, obscure double glazed window to side and opening through to

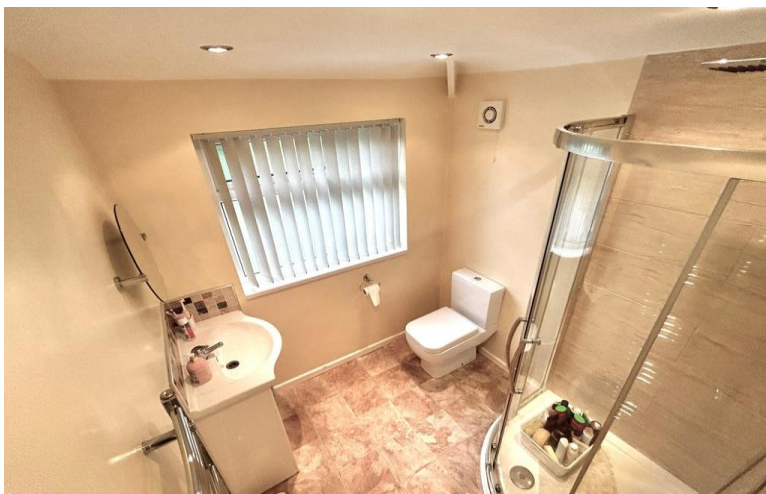


**Family Dining Room to Rear**

19' 0" x 11' 9" max (5.79m x 3.58m) With double glazed window to rear, double glazed patio doors leading out to the rear garden, spot lights to ceiling, radiator and door to

**Utility Area**

7' 5" x 3' 6" (2.26m x 1.07m) With double glazed window to side, ceiling spot lights and tiling to walls



**Accommodation on the First Floor**

**Landing**

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

**Bedroom One to Rear**

11' 0" x 8' 7" (3.35m x 2.62m) With double glazed window to rear elevation, radiator, ceiling light point, hard-wiring for wall mounted television and a range of fitted wardrobes and storage





### Bedroom Two to Front

11' 2" x 8' 7" (3.4m x 2.62m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted furniture

### Bedroom Three to Front

6' 2" x 8' 9" (1.88m x 2.67m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobe

### Re-Fitted Family Shower Room to Rear

Being re-fitted with a three piece white suite comprising corner shower cubicle with thermostatic rainfall shower and additional handheld shower attachment, low flush WC and vanity wash hand basin, obscure double glazed window to rear, complementary tiling to water prone areas, ladder style radiator and spot lights to ceiling

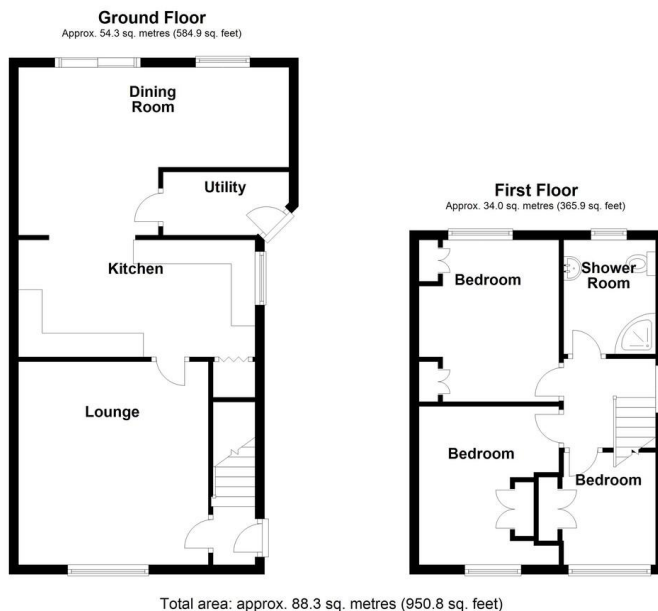
### Rear Garden

Being mainly laid to lawn with paved patio 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Soliuhll  
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.