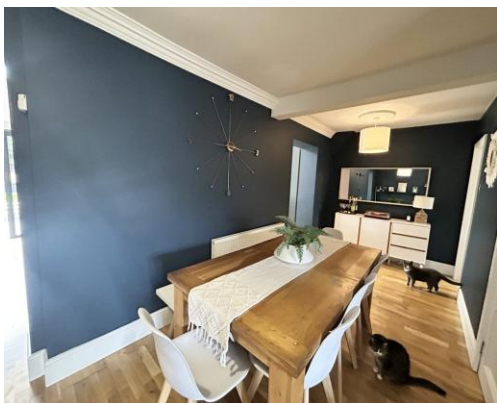




smarthomes



- A Beautifully Presented & Extended Semi-Detached Property
- Three Double Bedrooms
- Superb Extended Family Kitchen with Vaulted Ceiling
- Luxury Extended Family Bathroom

Hurdis Road, Shirley, Solihull, B90 2DW

A beautifully presented and extended semi-detached family home offering spacious accommodation comprising a spacious L shaped lounge/diner, superb extended family kitchen with vaulted ceiling, utility room, modern ground floor shower room, three double bedrooms, luxury extended family bathroom, driveway parking and a South/Westerly facing rear garden

£415,000

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.

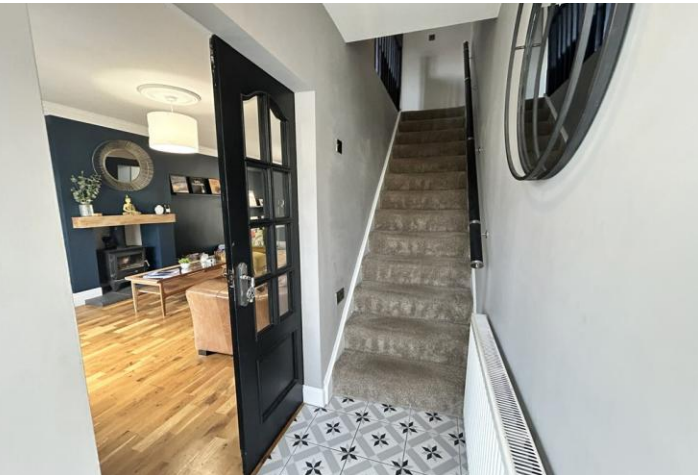




The property is set back from the road behind a tarmac driveway providing off road parking with a laid lawn area to side and a composite double glazed door leading into

### **Entrance Hallway**

With obscure UPVC double glazed windows to front elevation, feature tiled flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and part glazed double doors leading off to



### **Spacious L Shaped Lounge/Diner**

22' 9" max x 21' 11" max (6.93m max x 6.68m max) With UPVC double glazed bay window to front elevation, two wall mounted radiators, ceiling light points, engineered wooden flooring, log burning stove with slate hearth and oak over mantle, under stairs storage cupboard, door to utility room and openings into



### **Superb Extended Family Kitchen to Rear**

20' 0" x 13' 1" (6.1m x 3.99m) Being fitted with a superb range of wall, base and drawer units with a marble work surface over incorporating an inset Smeg copper sink with matching boiling water tap over, further incorporating a 4 ring induction hob with extractor hood over. Integrated eye level ovens and grill, integrated steamer, integrated hot plate, integrated larder fridge and freezer and integrated dishwasher. Engineered wooden flooring, breakfast bar, vertical radiator, ceiling spot lights, vaulted ceiling with two Velux roof windows, double glazed picture window overlooking rear garden and double glazed bi-fold doors leading to rear garden

### **Utility Room to Front**

8' 5" x 7' 6" (2.57m x 2.29m) Fitted with a range of wall, drawer and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, UPVC double glazed window to front, tiling to floor, central heating radiator, ceiling spot lights and door to

### **Modern Ground Floor Shower Room**

Being fitted with a modern white suite comprising of a large shower enclosure, pedestal wash hand basin and a low flush W.C. Heated towel rail, tiling to full height and floor and ceiling spot lights

### **Landing**

With ceiling light point, access to boarded loft space with a double glazed window via a drop down ladder and doors leading off to

### **Bedroom One to Front**

14' 10" max x 11' 6" max (4.52m max x 3.51m max) With two double glazed windows to front elevation, two radiators, mirror fronted fitted double wardrobe and ceiling light point

### **Bedroom Two to Front**

15' 1" x 7' 7" (4.6m x 2.31m) With double glazed window to front elevation, radiator and ceiling light point

### **Bedroom Three to Rear**

11' 1" x 8' 3" (3.38m x 2.51m) With double glazed window to rear elevation, radiator and ceiling light point

### **Luxury Extended Family Bathroom**

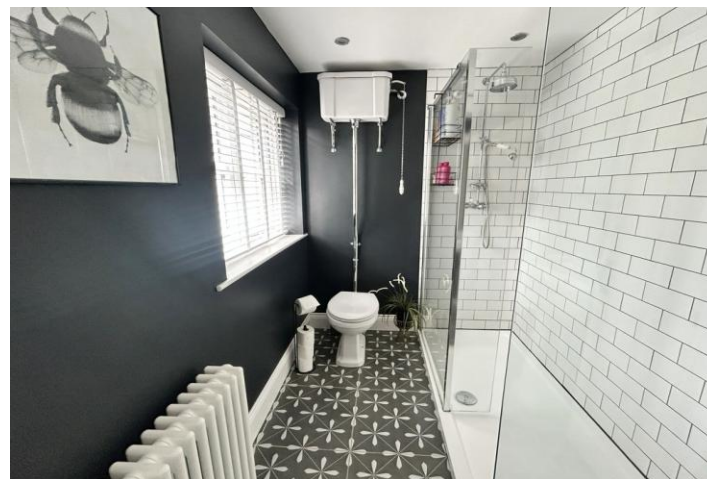
Being re-fitted with a luxury white suite comprising of a freestanding claw and ball bathtub with shower attachment, large walk in shower, pedestal wash hand basin and a feature high flush W.C. Schoolhouse style radiator, airing cupboard, tiling to splash prone areas and floor, ceiling spot lights and two obscure double glazed windows to the rear elevation

## South/Westerly Facing Rear Garden

Being mainly laid to lawn with a porcelain paved patio area, panelled fencing to boundaries, external lighting, retaining railway sleepers, timber built storage shed/workshop and a feature covered hot tub area

## 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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