



smarthomes

Hazeloak Road

Shirley, Solihull, B90 2AY

- A Well Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Modern Fitted Kitchen
- Conservatory

£325,000

EPC Rating - 54

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 tarmac driveway providing off road parking with low level fencing to one side and a canopy porch with a UPVC double glazed front door leading into

Entrance Hallway

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

Through Lounge/Diner

25' x 11' (7.62m x 3.35m) With UPVC double glazed bay window to front elevation, two wall mounted radiators, two ceiling light points, open fireplace with stone mantelpiece, slate hearth and log burning stove and double glazed door with matching side windows leading to conservatory

Modern Fitted Kitchen & Conservatory

16' 3" max x 15' max (4.95m max x 4.57m max)

Modern Fitted Kitchen

Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas on glass hob with extractor hood over and oven below. Tiling to splash back areas, slate effect flooring, wall mounted electric heater, ceiling light point and opening into



Conservatory

With double glazed windows overlooking rear garden, polycarbonate roof, double glazed French doors leading out to the rear garden, tiled flooring, additional wall and base units with a work surface over and space and plumbing for washing machine and dishwasher



Re-Fitted Guest W.C

Being re-fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Metro tiling to half height, wood effect flooring and light point

Landing

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

Bedroom One to Rear

11' x 10' 11" (3.35m x 3.33m) With double glazed window to rear elevation, radiator and ceiling light point





Bedroom Two to Front

11' 3" x 10' 5" (3.43m x 3.18m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Front

6' 5" x 5' 9" (1.96m x 1.75m) With double glazed window to front elevation, radiator and ceiling light point

Modern Family Bathroom to Rear

Being fitted with a modern white suite comprising of a panelled bath with shower over, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation



Extensive Rear Garden

Being mainly laid to lawn with paved patio, panelled fencing to boundaries, timber shed and gated side and rear access. The rear garden offers superb potential for the erection of a detached garage with access via a shared rear service road subject to planning consent

Agents Note

We are advised by the vendor that the property benefits from a new boiler fitted in late 2022 that is situated in the loft space, and new UPVC double glazed windows and doors fitted in 2021

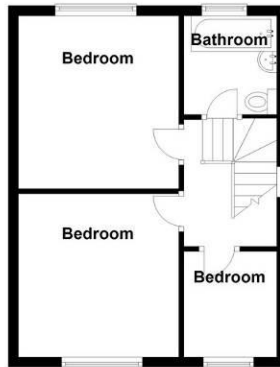
Tenure

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

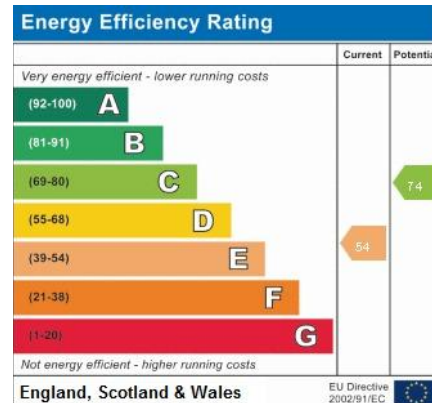
Ground Floor
Approx. 45.5 sq. metres (489.9 sq. feet)



First Floor
Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 79.6 sq. metres (857.2 sq. feet)



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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.