



Hartshill Road, Acocks Green

Guide Price £360,000





PROPERTY OVERVIEW

Situated within a peaceful cul-de-sac and in close proximity to local amenities and within the Solihull schools catchment area, is this tastefully extended four-bedroom detached property which offers a wonderful family home. Upon entry, the spacious hallway welcomes you into the residence. The ground floor boasts a generously sized living room featuring a charming fireplace, connected to a dining room with picturesque views of the rear garden. The well-equipped kitchen provides ample workspace and is conveniently linked to a utility area. Additionally, a pleasant conservatory overlooks the serene rear garden, offering a tranquil space to relax. Ascending to the first floor, you will find four bedrooms all with fitted wardrobes, including a sizeable principal bedroom, as well as a second notably spacious bedroom due to a significant extension. A family bathroom services all bedrooms. Outside, there is a single garage and on drive parking for two vehicles, there is also a meticulously maintained rear garden with a patio seating area, perfect for outdoor enjoyment. With its prime location and well-appointed living spaces, this property presents an appealing opportunity for those seeking a comfortable family home.





PROPERTY LOCATION

Hartshill Road is close to local amenities such as shops and schools, within easy reach of Olton and Acocks Green railway station and the Warwick Road, which offers good transport links to Birmingham City Centre and Solihull offering excellent travel in and out.

Council Tax band: D

Tenure: Freehold

- Four Bedroom Detached Property
- Set On A Quiet Cul-De-Sac
- Tastefully Extended
- Spacious Living Room & Dining Room
- Fitted Kitchen
- Conservatory Overlooking Rear Garden
- Well Maintained Rear Garden
- Driveway & Single Garage
- Early Viewing Essential

PORCH

HALLWAY

LIVING ROOM

12' 0" x 12' 0" (3.66m x 3.66m)

DINING ROOM

10' 1" x 9' 5" (3.07m x 2.87m)

KITCHEN

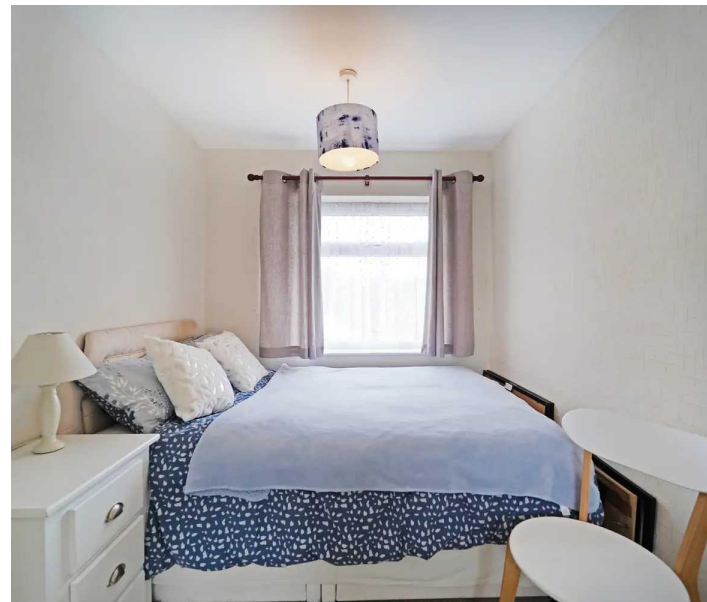
9' 11" x 9' 1" (3.02m x 2.77m)

WC

3' 8" x 2' 8" (1.12m x 0.81m)

UTILITY AREA

7' 4" x 6' 6" (2.24m x 1.98m)





CONSERVATORY

9' 4" x 7' 10" (2.84m x 2.39m)

INTEGRAL GARAGE

14' 8" x 7' 4" (4.47m x 2.24m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 1" x 11' 2" (4.29m x 3.40m)

BEDROOM TWO

15' 2" x 7' 2" (4.62m x 2.18m)

BEDROOM THREE

10' 1" x 10' 0" (3.07m x 3.05m)

BEDROOM FOUR

8' 6" x 7' 4" (2.59m x 2.24m)

BATHROOM

8' 5" x 6' 5" (2.57m x 1.96m)

TOTAL SQUARE FOOTAGE

94 sq.m (1012 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR TWO VEHICLES

REAR GARDEN WITH PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, all curtains and light fittings, fitted wardrobes in four bedrooms and garden shed.

ADDITIONAL INFORMATION

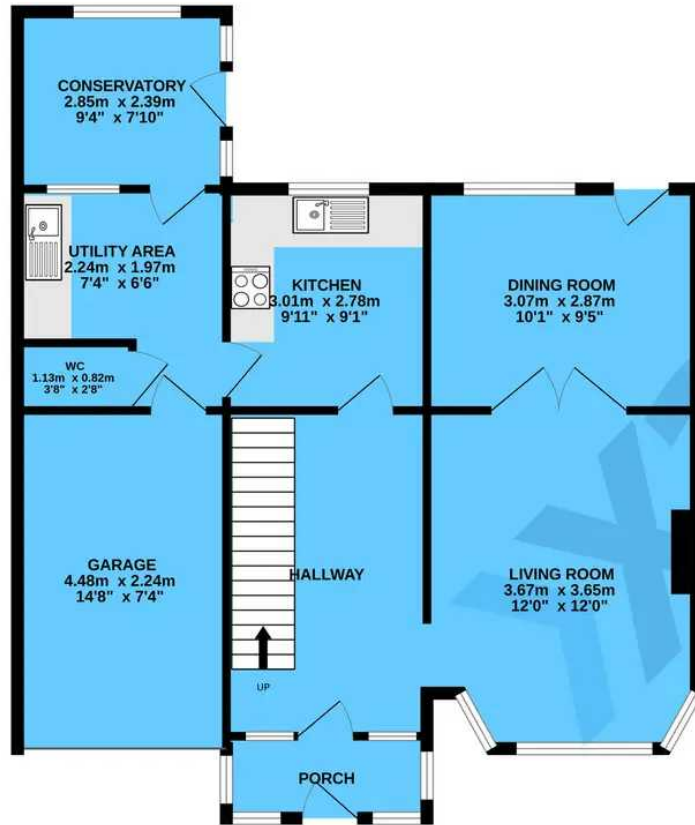
Services - water meter, mains gas, electricity and sewers. Broadband - Sky - fibre optic. Loft space - boarded.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 94.0 sq.m. (1012 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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