



smarthomes

Hytall Road

Shirley, Solihull, B90 1NF

- An Extended Four Bedroom Semi Detached Property
- Refitted Kitchen & Bathroom
- Superb Lounge & separate Dining Room
- Master En-Suite

£315,000

EPC Rating '70'





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys, Morrisons 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 Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations.

The property is set back from the road and is accessed via a double glazed front door which leads into



Entrance Hall

With double glazed window to front, wall mounted radiator, staircase leading to the first floor accommodation and door leading into

Superb Lounge to Front

22' 8" x 14' 0" (6.91m x 4.27m) With double glazed bow window to front elevation, three wall light points, two wall mounted radiators, feature wood burning stove and double doors leading into

Dining Room to Rear

13' 1" x 8' 3" (3.99m x 2.51m) With oak wooden flooring, wall mounted radiator, three wall light points, double glazed French doors leading out to the rear garden and doorway leading into



Refitted Kitchen to Rear

12' 8" x 8' 2" (3.86m x 2.49m) Being refitted with a comprehensive range of wall and base units with complementary work surfaces incorporating twin bowl stainless steel sink with mixer tap and complementary tiling to water prone areas, five ring gas hob with extractor over, inset double oven and microwave, integrated dishwasher and fridge, hardwiring for television, double glazed window to rear elevation and door to

Covered Side Passage

With double glazed door to the rear garden, glazed door to the front elevation and doors to



Utility Area

With fitted wall and base units, complementary work surface and plumbing for washing machine

WC

With WC and wash hand basin

Accommodation on the First Floor

Landing

With double glazed window to the side, loft hatch to roof space and doors off to

Master Bedroom to Front

11' 6" x 9' 3" (3.51m x 2.82m) With double glazed window to front elevation, wall mounted radiator, walk in wardrobe with hanging rail and shelving and door to

En-Suite Shower Room

Being fitted with a modern three piece white suite comprising corner shower cubicle with Triton electric shower, vanity unit with wash hand basin and WC, chrome heated towel rail and ceiling extractor fan

Bedroom Two to Rear

17' 0" up to wardrobe x 8' 3" (5.18m x 2.51m) With double glazed window to front elevation, wall mounted radiator and fitted wardrobes with sliding doors





Bedroom Three to Rear

12' 8" x 8' 2" (3.86m x 2.49m) With double glazed window to rear elevation, wall mounted radiator and a comprehensive range of built-in furniture comprising wardrobes, dressing table and drawers

Bedroom Four to Front

8' 2" x 7' 0" (2.49m x 2.13m) With double glazed window to front elevation, wall mounted radiator and useful built-in over stairs storage cupboard

Refitted Bathroom

7' 8" x 5' 0" (2.34m x 1.52m) Being refitted with a modern three piece white suite comprising panelled bath with shower over, wash hand basin and WC, inset ceiling down lights, tiling to water prone areas, obscure double glazed window and chrome heated towel rail

Delightful Rear Garden

Being mainly laid to lawn with fitted roller sun blind to the rear of the property, block paved patio and borders stocked with a variety of plants, shrubs and trees.

Large Rear Garage/Workshop

28' 0" x 18' 0" (8.53m x 5.49m) This substantial garage/workshop has its own gas, water and electricity supply and is accessed via a private driveway with parking, there is an up and over door for vehicle access and a double glazed door and window to the rear garden

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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/tenants are advised to recheck the measurements