



smarthomes

Haslucks Green Road

Shirley, Solihull, B90 2EE

- A Well Presented & Extended Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen

£309,950

EPC Rating 'TBC'





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 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 behind a tarmac driveway providing off road parking extending to garage door and UPVC double glazed door with matching windows to side leading through to



Enclosed Porch

With tiled flooring, cupboard housing gas meter, exterior light and UPVC double glazed door leading through to

Entrance Hallway

With ceiling light point, cloaks cupboard housing alarm panel, picture rail, radiator, stairs leading to the first floor accommodation with useful under-stairs storage area and doors leading off to

Reception Room One to Front

14' 9" into bay x 11' 9" (4.5m x 3.6m) With UPVC double glazed bay window to front elevation, radiator, coving to ceiling and ceiling light point



Extended Reception Room Two to Rear

23' 3" x 11' 5" (7.1m x 3.5m) With UPVC double glazed window to rear elevation, coving to ceiling, ceiling light point, brick built fireplace with marble hearth and gas fire and two radiators

Extended Breakfast Kitchen to Rear

15' 1" x 6' 2" (4.6m x 1.9m) Being fitted with a range of wall, drawer and base units, laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring Baumatic electric hob with extractor canopy over, inset AEG electric double oven and grill, breakfast bar, radiator, tiled flooring, two ceiling light points, under-cupboard lighting, UPVC double glazed window to rear elevation and door leading into



Utility Room to Rear

16' 0" x 5' 10" (4.9m x 1.8m) With UPVC obscure double glazed door to rear elevation, door to garage, a range of base and drawer units, sink and drainer unit, space and plumbing for washing machine, ceiling light, radiator and door leading into

Guest WC

With low flush WC and ceiling light point

Accommodation on the First Floor

Landing

With UPVC obscure double glazed window to side elevation, loft access and doors leading off to

Bedroom One to Front

11' 5" x 11' 9" (3.5m x 3.6m) With UPVC double glazed window to front elevation, wall mounted radiator, a range of built-in wardrobes and cupboards and ceiling light point

Bedroom Two to Rear

9' 6" x 12' 9" (2.9m x 3.9m) With UPVC double glazed window to rear elevation, wall mounted radiator, built-in wardrobes, built-in cupboard and ceiling light point





Bedroom Three

6' 10" x 5' 10" (2.1m x 1.8m) With UPVC double glazed window to side elevation, wall mounted radiator and ceiling light point

Family Bathroom to Rear

9' 2" x 6' 2" (2.8m x 1.9m) Being fitted with a three piece white suite comprising panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, UPVC obscure double glazed window to rear, complementary tiling to walls, radiator, spot lights to ceiling and useful airing cupboard housing combination boiler

Generous Rear Garden

Having views to playing fields to rear and being mainly laid to lawn with paved patio, security lighting, a variety of mature shrubs, bushes and fruit trees, further patio to rear with timber framed shed and useful storage outbuilding

Garage

18' 8" x 7' 2" (5.7m x 2.2m) With metal up and over garage door and ceiling light point

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.

