



- Viewings Highly Recommended
- Tastefully Presented Throughout
- Convenient Location
- Landscaped Garden

9 Hurdis Road, Shirley, B90 2DP

A recently REFURBISHED and WELL PRESENTED family home which MUST BE VIEWED. The property is ideally located for excellent local schools, Shirley and Solihull town centres with their fantastic amenities, Shirley Train Station, the Midlands motorway networks and Birmingham International Airport.



Property Description

DETAILS

Situated on a popular residential road in Shirley is this well presented family home which in brief affords porch, entrance hallway, lounge with bay window overlooking the front elevation, open plan kitchen/dining room leading to a delightful veranda and utility room.

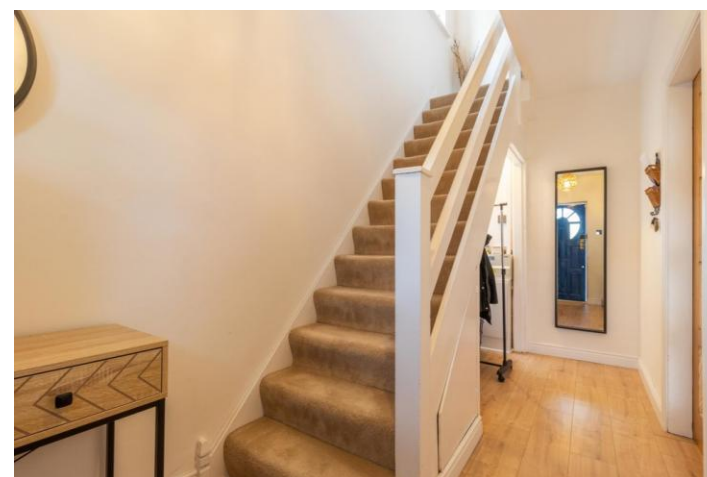
To the first floor there are two double bedrooms, a third single/office and family shower room.

OUTSIDE

To the front of the property there is ample driveway parking. Whilst to the rear is an easily maintained garden with astro turf lawn, porcelain tiled patio and timber framed shed.

VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email sales@dmandcohomes.co.uk.





GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

OTHER SERVICES

DM & Co are pleased to offer the following services:-

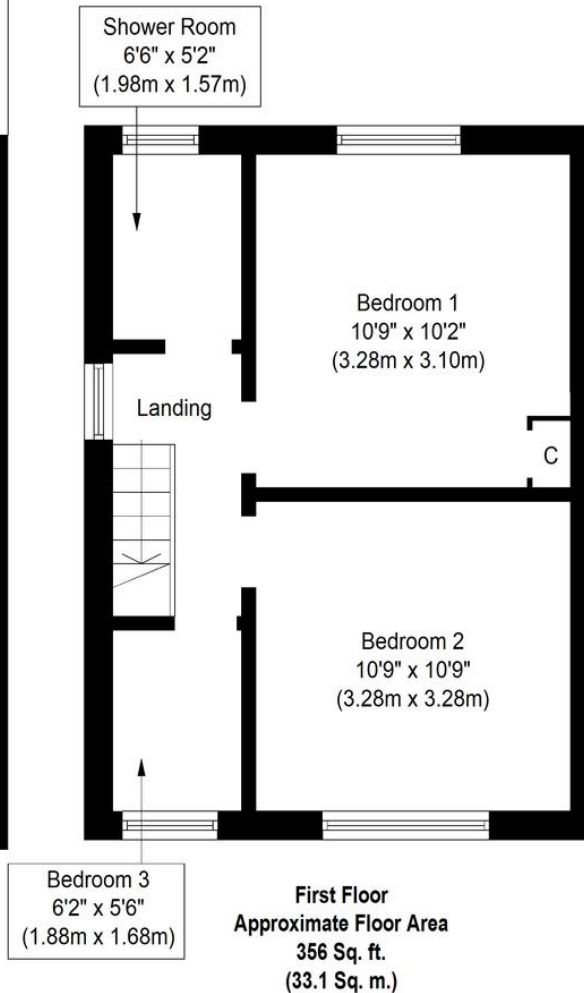
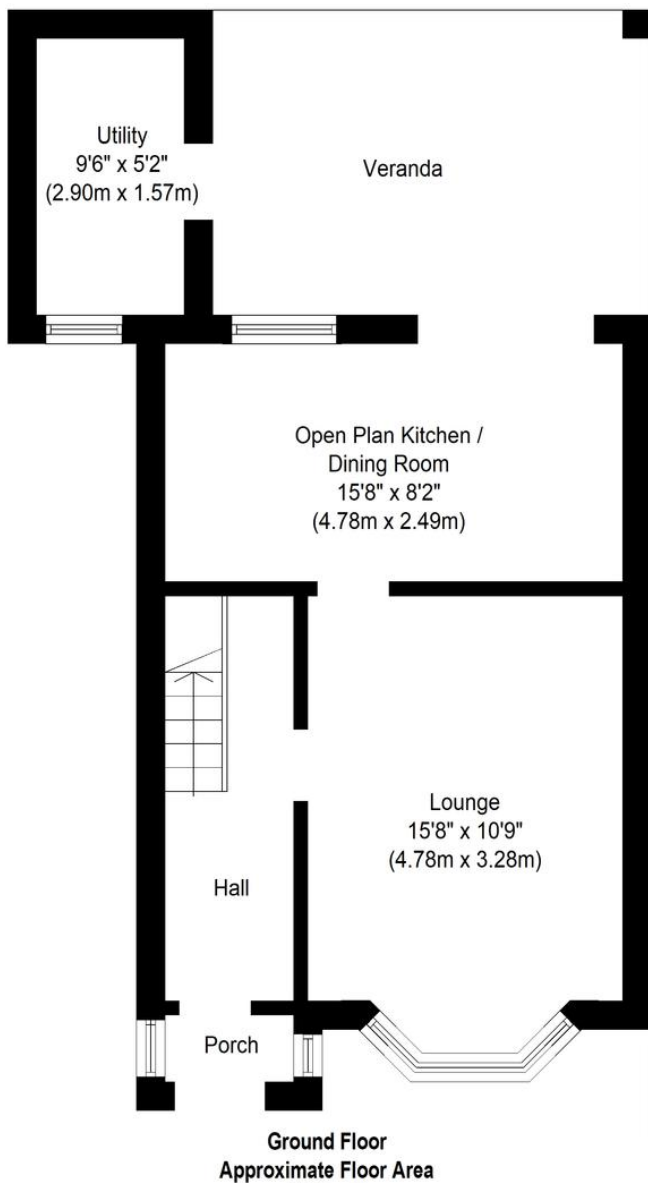
Residential Lettings: If you are considering renting a property or letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

WANT TO SELL YOUR PROPERTY?

Call DM & Co. Homes on 0121 775 0101 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	