



smarthomes

Hurdis Road

Shirley, Solihull, B90 2DL

- A Beautifully Presented & Extended Semi Detached Home
- Three Bedrooms
- Extended Kitchen Diner Family Room
- Lounge

£315,000

EPC Rating 68

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 and paved driveway providing off road parking, with side lawned area and driveway extending to the side to the side, giving access to garage. Access to the property is gained via a composite front door with feature leaded porthole window leading into

Entrance Hallway

With ceiling light point, central heating radiator, stairs leading to the first floor accommodation, ceiling smoke alarm and obscure glazed door leading through to



Lounge to Front

13' 8" x 11' 7" (max) (4.17m x 3.53m) With feature fire cast iron fire surround with oak over mantle and tiled inset, ceiling light point, central heating radiator, double glazed bow window to front elevation and obscure glazed door leading through to

Substantially Extended Kitchen/Family Room

17' 5" (max) 7' 5" min x 14' 10" (max) (5.31m x 4.52m) Being fitted with a range of contemporary brushed stainless steel base units and matching wall units with butchers block style work surfaces over, sink and drainer unit with mixer tap over, Metro tiling to water prone areas, integrated Neff oven with four ring Neff gas hob set below combination light and extractor, integrated fridge freezer, integrated dishwasher, marble effect vinyl tiling to floor, central heating radiator, double glazed French doors leading out to the rear garden, feature vaulted ceiling with two Velux windows, double glazed window to side, panelled door leading off to handy under stairs storage cupboard, two ceiling light points, inset ceiling down lighters and doors radiating off to



Home Office

5' 10" x 3' 10" (1.78m x 1.17m) With ceiling lights, central heating radiator and double glazed window to side elevation

Utility Room

4' 10" x 3' 10" (1.47m x 1.17m) With space and plumbing for washing machine, central heating radiator, ceiling light and double glazed window to rear elevation



Accommodation On The First Floor

Landing

With loft hatch to roof space being insulated, ceiling smoke alarm, ceiling light point, double glazed window to side elevation and doors radiating off to



Bedroom One to Rear

11' 0" x 8' 5" (3.35m x 2.57m) With ceiling light point, central heating radiator and double glazed window overlooking the rear garden

Bedroom Two to Front

10' 11" x 8' 6" (3.33m x 2.59m) With ceiling light point, central heating radiator and double glazed window to front elevation

Bedroom Three to Front

8' 0" x 6' 0" (2.44m x 1.83m) With ceiling light point, central heating panel radiator and double glazed window to front elevation



Bathroom to Rear

6' 4" x 5' 11" (1.93m x 1.8m) Being refitted with a three piece white suite comprising low level WC, contemporary vanity wash hand basin and panelled bath with thermostatically controlled Hansgrohe shower over and glazed screen, central heating radiator and obscure double glazed window to rear elevation

Rear Garden

With paved patio area and paved pathway extending to rear of garden being lawned with boundary fencing to sides and rear, circular paved patio terrace to rear of garden and access to garage

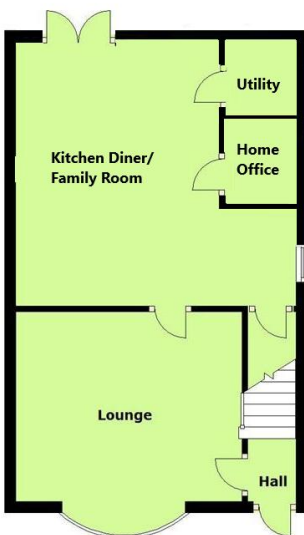
Garage

With up and over door to front elevation, door leading out to rear garden and window to side elevation

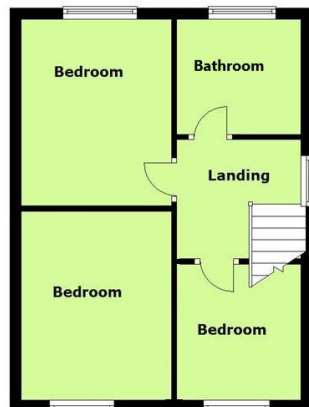
Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	68	
(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. 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.