



smarthomes

Hurdis Road

Shirley, Solihull, B90 2DW

- A Well Presented & Extended Semi Detached Property
- Three Bedrooms
- Open Plan Dining Kitchen
- Lounge

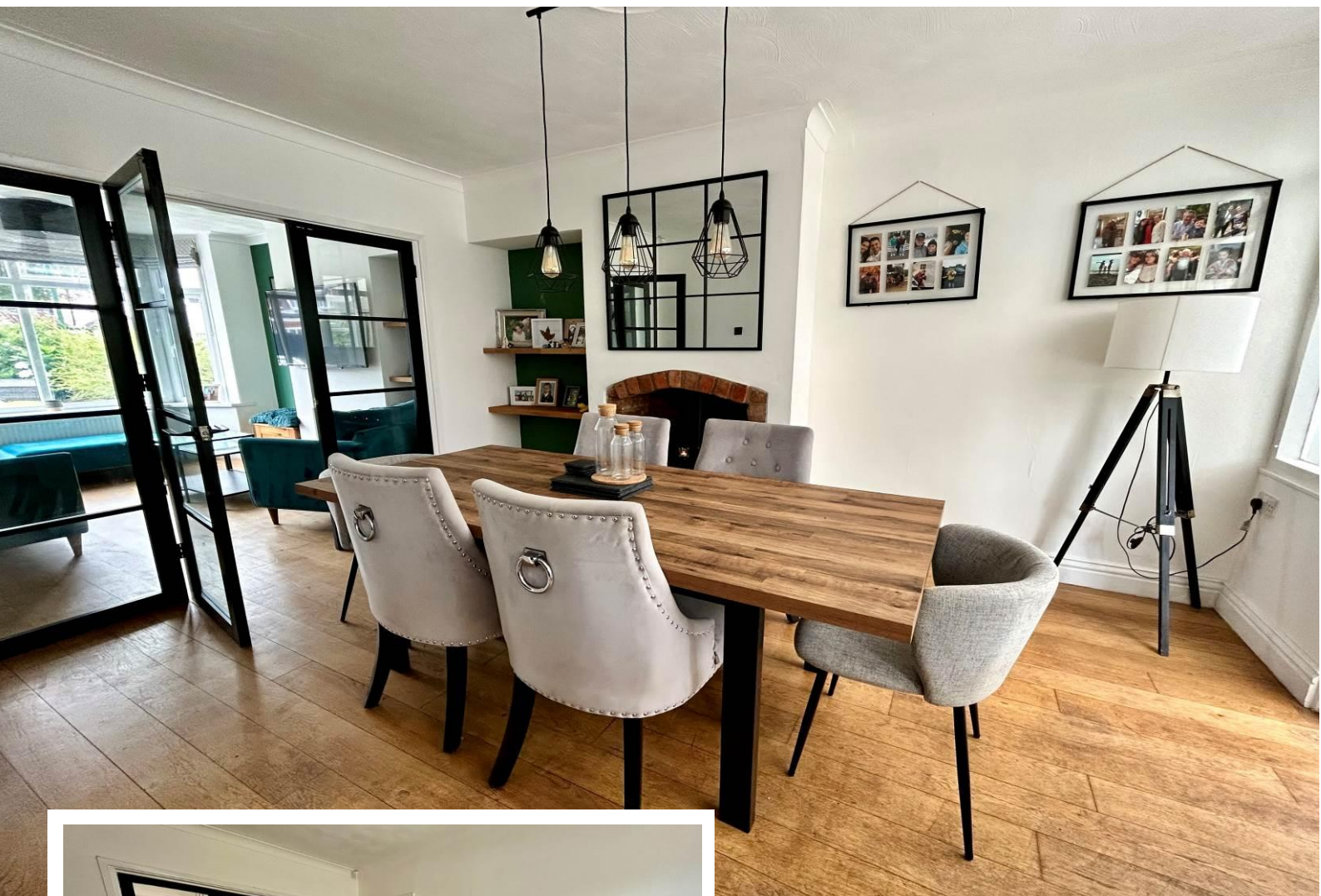
Offers In Region Of

£330,000

EPC Rating 61

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 concrete and gravel driveway providing off road parking extending to double garage doors and composite front door leading into



Enclosed Porch

With tiled flooring and glazed door leading through to

Entrance Hallway

With engineered oak flooring, ceiling light point, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and feature glazed doors leading off to

Lounge to Front

10' 2" x 12' 0" (3.1m x 3.66m) With double glazed bay window to front elevation, engineered oak flooring, ceiling light point, coving to ceiling, radiator and feature glazed doors leading through to



Open Plan Dining Room to Rear

10' 2" x 13' 11" (3.1m x 4.24m) With ceiling light point, engineered oak flooring, coving to ceiling, feature brick edged fire recess with log burner, windows and door leading into sun room and being open plan to

Kitchen to Rear

11' 2" x 5' 4" (3.4m x 1.63m) Being fitted with a range of contemporary handle-less base units with complementary butcher block work surfaces, Belfast style sink with mixer tap, feature splashbacks, space for range style cooker with extractor canopy over, radiator, spot lights to ceiling, herringbone flooring, double glazed window to rear and feature glazed door leading into

Utility to Side

With panelling to walls and ceiling, tiled flooring, double glazed window and door to rear garden, base units, space and plumbing for washing machine, space for fridge freezer and door



Home Office/Store

With PVC panelling to walls and part glazed garage doors to driveway

Guest WC

With low flush WC, wall mounted wash hand basin, obscure double glazed window to side and ceiling light point

Sun Room

10' 2" x 6' 0" (3.1m x 1.83m) With double glazed windows to rear, polycarbonate roof and double glazed door to garden

Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side elevation, coving to ceiling, loft hatch to insulated loft space and oak doors radiating off to

Bedroom One to Front

13' 1" x 10' 5" (3.99m x 3.18m) With double glazed bay window to front elevation, radiator and ceiling light point





Bedroom Two to Rear

11' 6" x 10' 2" up to wardrobe (3.51m x 3.1m) With double glazed window to rear elevation, fitted wardrobes, radiator and ceiling light point

Bedroom Three to Front

7' 5" x 5' 4" up to wardrobe (2.26m x 1.63m) With double glazed window to front elevation, a range of fitted wardrobes, radiator, wall mounted Worcester boiler and ceiling light point

Family Bathroom to Rear

7' 6" x 5' 2" (2.29m x 1.57m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic rainfall shower over, additional shower attachment and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls and floor, ladder style radiator and spot lights to ceiling

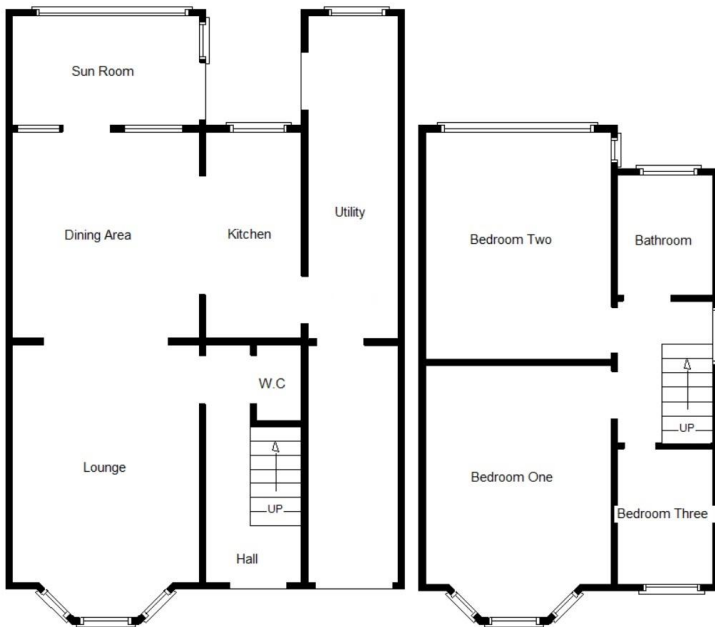


Good Size Rear Garden

Offering a delightful secluded aspect having a paved patio with steps leading down to a decked terrace, extensive shaped lawned area with a wide range of mature shrubs, bushes and trees, fencing to boundaries, further paved terrace for evening sun, ornamental pond, rockery, timber storage shed and area to rear for versatile usage such as composting, vegetable patch or possible workshop

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 vendor. Current council tax band - C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(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.