



smarthomes

Hytall Road

Shirley, Solihull

- A Well Presented Three Bedroom Family Home
- Extended Breakfast Kitchen & Ground Floor Shower Room
- Westerly Facing Rear Garden & Large Side Garage
- Large Conservatory

£325,000

Current EPC Rating - C
Current Council Tax Band - C

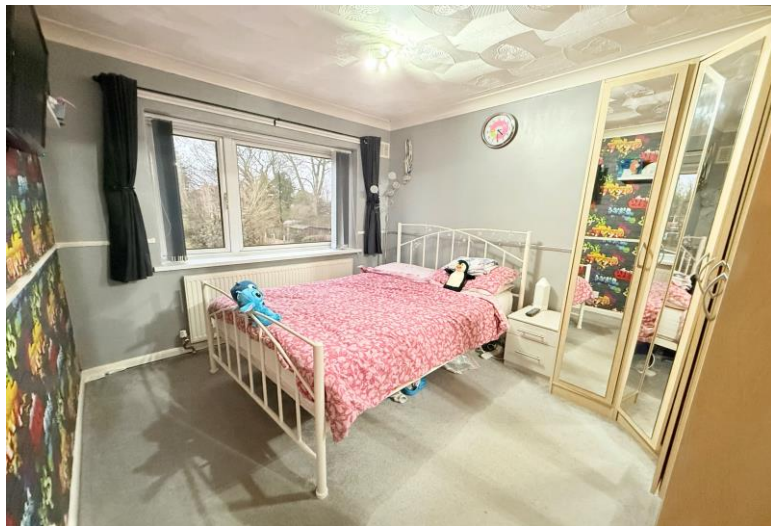




Property Description

A well presented & extended three bedroom semi-detached property benefitting from an open plan lounge/diner, large conservatory, extended breakfast kitchen, ground floor shower room, family bathroom, Westerly facing rear garden, driveway parking and a large side garage offering potential to extend subject to relevant planning

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 spoiled 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.



Rooms & Measurements

Open Plan Lounge/Diner 7.37m x 3.78m (24'2" x 12'5")

Extended L-Shaped Breakfast Kitchen to Rear 6.15m max x 4.39m max (20'2" max x 14'5" max)

Ground Floor Shower Room

Large Conservatory 5.08m x 3.4m (16'8" x 11'2")

Bedroom One to Rear 3.56m x 2.79m (11'8" x 9'2")

Bedroom Two to Front 3.48m x 2.79m (11'5" x 9'2")

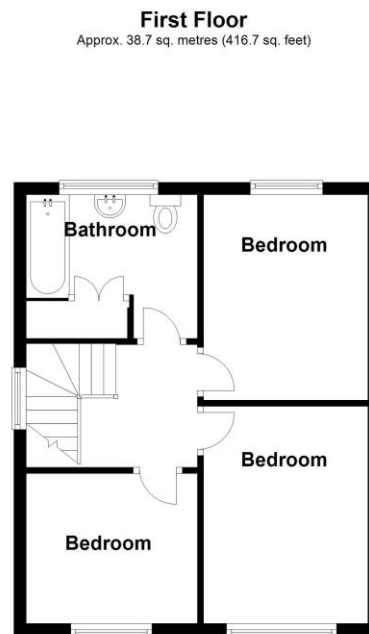
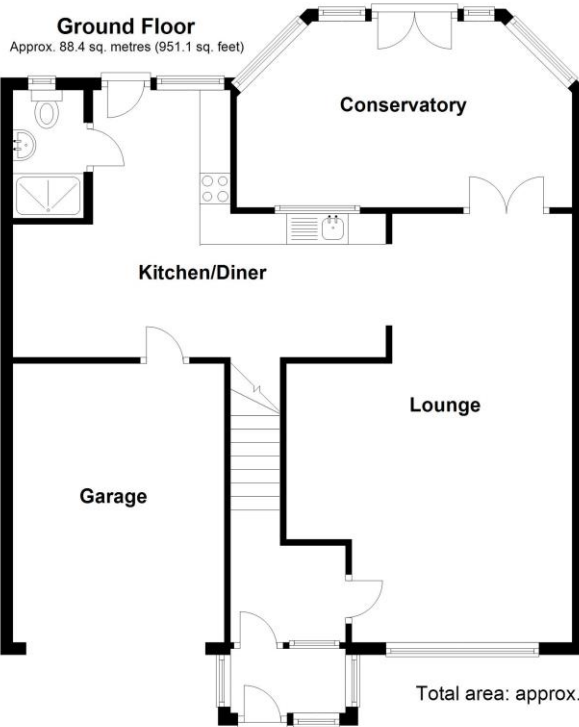
Bedroom Three to Front 2.82m x 2.51m (9'3" x 8'3")

Family Bathroom to Rear

Large Side Garage 5m x 3.48m (16'5" x 11'5")

Tenure

We are advised by the vendor that the property is freehold. 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



Total area: approx. 127.1 sq. metres (1367.8 sq. feet)

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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 are 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.