

Halifax Road, Shirley



£1,500 PCM

Halifax Road, Shirley

- Semi-Detached
- Recently Renovated
- Double Glazing
- Ideal Family Home
- Side Ground Floor Extension
- Well Presented Property
- Gas Central Heating

Tenure:
Council Tax Band: B

KLARICO Estate Agents are delighted to present this stunning 3 bedroom semi-detached property located within a sought after street in Solihull. Benefits from having been recently renovated and within close proximity to Tudor Grange Primary Academy St James.

Welcome to this charming semi-detached located on Halifax Road in the sought-after area of Shirley, Solihull. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for hosting overnight guests. Having been fully renovated including replastering, new UPVC double glazing and new carpet flooring, this stunning property provides the new touch.

The property features a well-maintained bathroom, ensuring your comfort and convenience. Its detached structure offers privacy and a sense of tranquillity, making it a peaceful retreat from the hustle and bustle of everyday life.

One of the standout features of this property is its immediate availability, allowing you to move in and start creating new memories without delay. The well-presented interior reflects a warm and inviting atmosphere, making you feel right at home from the moment you step inside.

Situated in close proximity to good schools, this property is ideal for families with children who value education. The convenience of having reputable schools nearby adds to the appeal of this already desirable property.

Lounge
4.10m x 3.80m (13'5" x 12'5")
Double glazed window to front, chimney with fireplace, wood flooring, ceiling light, wall mounted radiator

Dining Room
3.20m x 2.80m (10'5" x 9'2")
Window to rear, wood flooring, ceiling light, wall mounted radiator

Kitchen
3.20m x 3.00m (10'5" x 9'10")
Double glazed window to rear, worktop, storage cupboards, ceramic floor tiling, cooker, extractor, drainer sink with mixer tap

Utility
2.60m x 1.40m (8'6" x 4'7")
Plumbing for white goods

Toilet
Ground floor toilet

Bedroom 1
Double glazed window to front, carpet, ceiling light, wall mounted radiator

Bedroom 2
3.40m x 3.10m (11'1" x 10'2")
Double glazed window to rear, carpet, ceiling light, wall mounted radiator

Bedroom 3
Double glazed window to front, carpet, ceiling light, wall mounted radiator

Bathroom
2.40m x 2.20m (7'10" x 7'2")
Two privacy double glazed window to rear, pedestal sink with mixer tap, toilet, bath, lino flooring, ceiling light

Rear Garden
Patio, laid lawn, fence panels to boundaries

Directions



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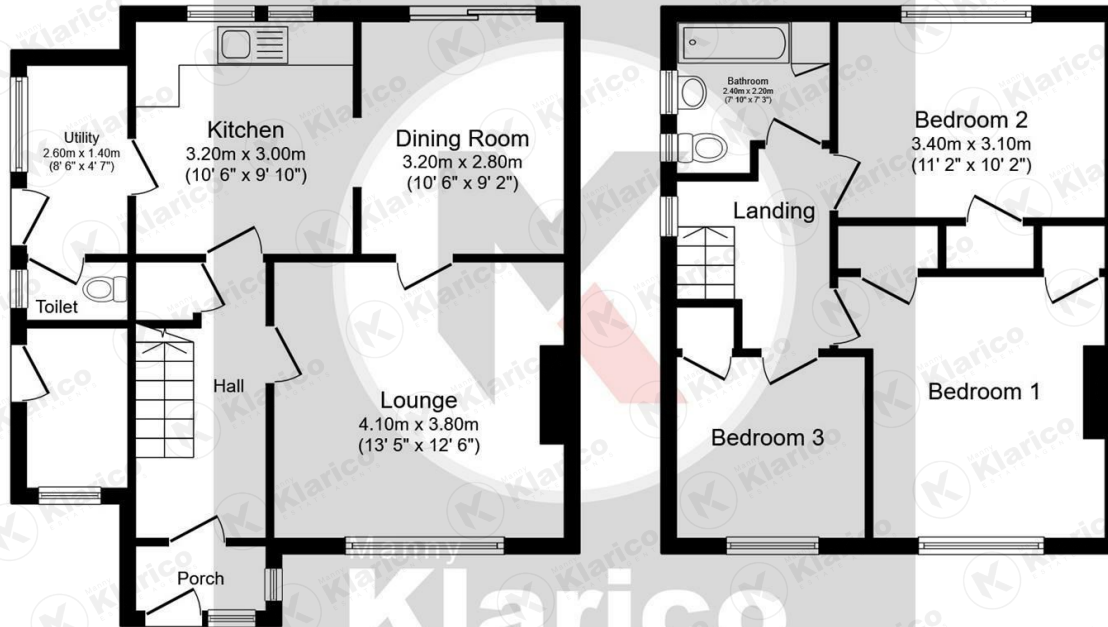


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TOTAL: 94.3 m² (1,015 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		66	
		84	
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211

www.mannyklarico.co.uk

