

# Horton & Senate



29 Hurdis Road, Shirley, Solihull, B90 2DP

£344,950

- Semi Detached Property
- Council Tax Band C
- Gas Central Heating
- Convenient Location
- 3 Bedrooms
- NO CHAIN
- Side Garage
- Refitted Kitchen/Diner

# 29 Hurdis Road, Solihull B90 2DP

Horton & Senate are pleased to market this Three bedroom semi detached property with NO CHAIN. The property is based in a central Shirley location close to all amenities and boasts a side garage, off road parking and open plan living.

3 1 1 E

Council Tax Band: C



Horton & Senate are pleased to offer this well presented three bedroom semi detached property with side garage and off road parking. Located close to local amenities and with M42 Motorway link close by. The property has NO CHAIN so call now to book your viewing.

#### Approach

The property boasts a large driveway with parking for multiple cars leading to the porch and there is access to the garage

#### Ground Floor

##### Entrance Hall

The bright hall provides access to the lounge and the open plan kitchen/diner.

##### Lounge

Having a double glazed box bay window to the front, central heating radiator and bi folding doors that open onto the open plan kitchen/diner giving you the flexibility of a completely open plan ground floor or still a separate lounge.

##### Kitchen/Diner

This fantastic open space is perfect for families and entertaining. The kitchen area provides a range of wall and floor base units with worksurface over incorporating an inset sink. There is space for appliances and a door leading to the garden with a double glazed window overlooking the rear garden. The spacious dining area has doors leading to the rear patio and the room is partitioned by bi folding doors to the lounge.

#### First floor

##### Bedroom One

A double bedroom to the front with a double glazed window and central heating radiator

##### Bedroom Two

A double bedroom to the rear with a double glazed window and central heating radiator

##### Bedroom Three

A generous single bedroom with a double glazed window to the front and central heating radiator.

##### Family Bathroom

The suite comprises of a bath with shower over, sink and a wc. There is tiling to splash prone areas and an obscure double glazed window to the rear.

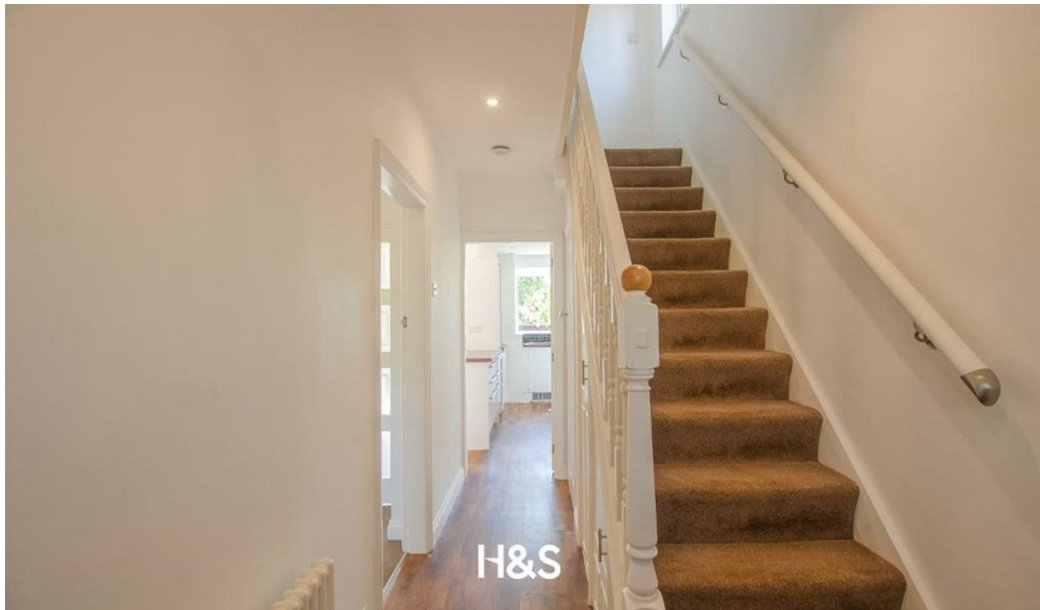
#### Outside

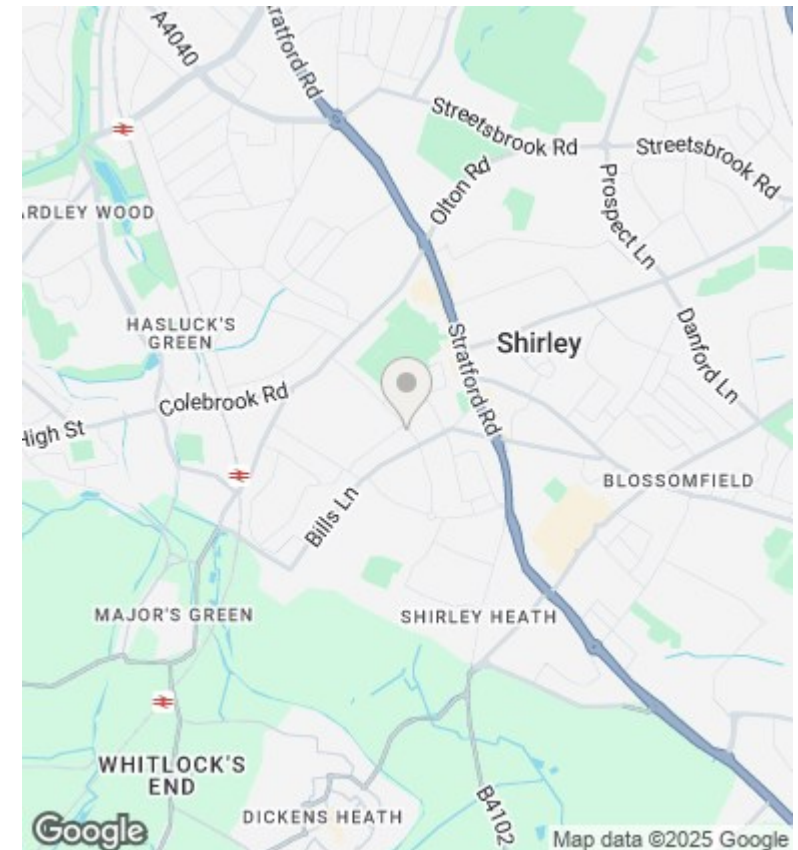
##### Rear Garden

A very easy to manage rear garden with a large patio area that wraps around the house to the side garage and a decked area leading to the artificial lawn to the rear.










## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

B

| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>83</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            |           |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            | <b>54</b> |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| England & Wales                             |           | EU Directive 2002/91/EC  |