



**38 Hargrave Road**

Shirley B90 1HX

**Andrew Grant**

## 38 Hargrave Road

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 3 Bedrooms  2 Receptions  1 Bathroom

**Freehold / 1,248 sq. ft.**  
**Offers based on £320,000**

**A great family home with excellent access to the local primary school and to the M42.**

### KEY FEATURES

- Conservatory
- Study
- Guest cloakroom
- Private south-facing garden
- Garage
- Driveway parking
- Close to local amenities

The property is approached via a block paved driveway and leads to the garage with up and over door and the entrance porch.

### Location

Perfectly positioned for access to Peterbrook Primary School and all the amenities the high street has to offer. There is a large Sainsbury's supermarket just a 5-minute drive away.

Ideal for commuters this property is only 5 miles from the M42 junction 3 and 5 miles in the opposite direction lies Solihull town centre.





### Description

The porch is great for coat and boot storage and opens into the hallway where stairs rise to the first floor. To your left is the front facing study, and excellent home office space which could be repurposed as a playroom or formal dining room.

The kitchen is to the right of the hallway and also front facing. It is fitted with white wall and base units topped with a white marble-effect work surface. There is space and plumbing for a washing machine and dishwasher and space for a free-standing cooker.

The generous reception room has a gas fire set in a marble surround with a wooden mantle piece. French doors open into the conservatory and floods this room with natural light. The conservatory is currently utilised as a dining room and has great views across the garden. Doors open out to the patio.

From the conservatory a door opens into the guest cloakroom and from here another door provides access to the garage which has lighting and power.

### First floor

The split level staircase leads to the galleried landing where there is a useful storage cupboard and loft access. Bedroom one is the largest double room and sits at the rear and has views over the garden. Bedroom two is another good-sized double to the rear and bedroom three is a double looking out to the front.

The bedrooms are serviced by the house bathroom which is fitted with WC, hand basin and bathtub with shower over.



**Outside**

The south-facing private rear garden has a patio area which sits next to the conservatory, making this the ideal space for indoor/outdoor entertaining and the remainder is laid to lawn and has a metal storage shed. The garden is bordered by established and mature shrubs providing an extra sense of privacy and tranquillity.

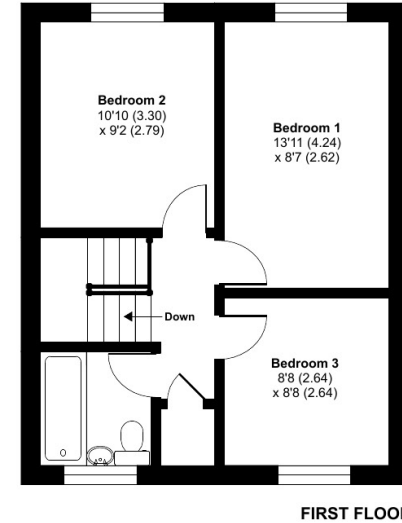
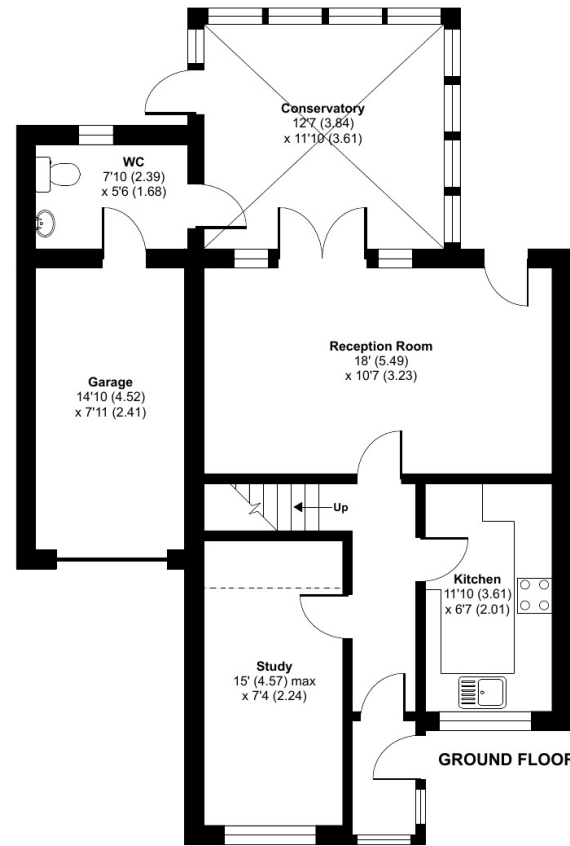
**Services**

Mains gas, electricity and water. There is also a security alarm system and Broadband.

**Hargrave Road, Shirley, Solihull, B90**

Approximate Area = 1134 sq ft / 105.3 sq m  
 Garage= 114 sq ft / 10.6 sq m  
 Total = 1248 sq ft / 116 sq m  
 For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2022. Produced for Andrew Grant. REF: 806252

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