



Haslucks Green Road, Shirley Solihull B90 2EF

welcome to

Haslucks Green Road, Shirley Solihull

A deceptively spacious and beautifully presented four bedroom semi-detached, situated in the very popular area of Shirley. The home has been thoughtfully designed for a growing family, seeking local amenities nearby such as shops, eateries, well regarded schools and transport links.

Agent Note

The Council Tax Band is D.

Entrance Porch

Double glazed door and double glazed window to front.

Entrance Hall

Door to front and obscure double glazed window to front. Central heating radiator.

Family Room

10' 2" x 6' 2" plus door recess (3.10m x 1.88m plus door recess)
Double glazed window to front. Central heating radiator.

Downstairs Shower Room

Low level toilet, hand wash basin with vanity unit and shower cubicle. Tiling to splash prone areas.

Reception Room

6' 3" excluding bay x 10' 11" max (1.91m excluding bay x 3.33m max)
Double glazed bay window to front. Central heating radiator.

Second Reception Room

15' x 10' 11" into recess (4.57m x 3.33m into recess)
Double glazed bay door to rear. Central heating radiator and fireplace.

Kitchen

13' 11" x 12' 5" (4.24m x 3.78m)
Two double glazed windows to rear. A range of wall and base units with breakfast bar. Sink and drainer. Integrated appliance (oven). Gas hob with extractor hood over. Space for free standing appliances (dishwasher & fridge-freezer). Central heating

radiator, tiling to splash prone areas and access to boiler.

Utility Area

Obscure double glazed door to front, rear and side. A range of wall and base units with space for free standing appliances (washing machine, tumble drier & freezer).

Landing

Access to loft and storage cupboard.

Bedroom One

15' 11" x 10' plus door recess (4.85m x 3.05m plus door recess)
Double glazed window to front. Central heating radiator.

Ensuite

Obscure double glazed window to front. Low level toilet, hand wash basin with vanity unit and shower cubicle. Tiling to splash prone areas and heated towel rail.

Bedroom Two

13' 8" into bay x 11' 2" into recess (4.17m into bay x 3.40m into recess)
Double glazed bay window to front. Central heating radiator and built-in-wardrobe.

Bedroom Three

11' 4" excluding bay x 11' 2" max (3.45m excluding bay x 3.40m max)
Double glazed bay window to rear. Central heating radiator.

Bedroom Four

9' 6" x 7' (2.90m x 2.13m)
Double glazed window to rear. Central heating



radiator.

Bathroom

Obscure double glazed window to rear. Toilet and hand wash basin with vanity unit. Corner bath and shower cubicle. Tiling to splash prone areas and heated towel rail.

Front Garden

Hedge to front.

Rear Garden

Decking area with artificial lawn with path, flower beds to side with bushes and waterfall feature to pond. Space for double shed.

Parking

Off road parking for multiple vehicles.



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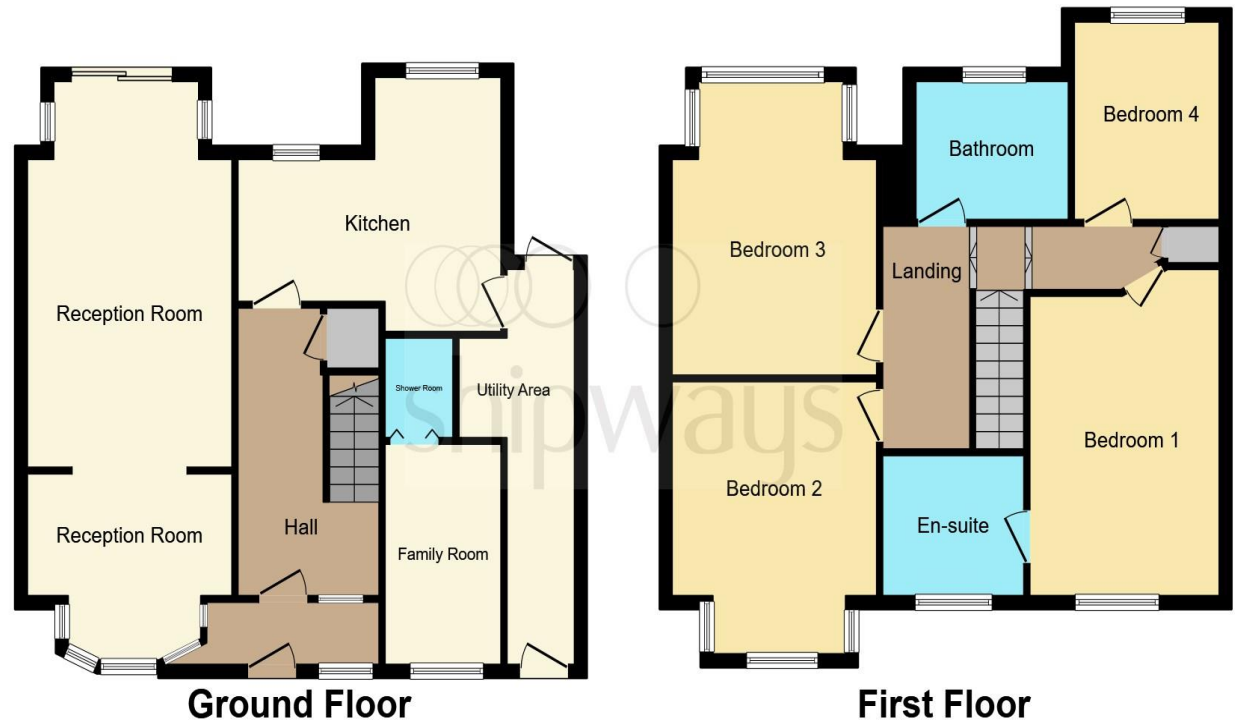
Haslucks Green Road, Shirley Solihull

- FOUR BEDROOM SEMI-DETACHED
- RECEPTION ROOMS
- CONVERTED ROOM WITH DOWNSTAIRS SHOWER ROOM
- KITCHEN
- MASTER BEDROOM WITH ENSUITE

Tenure: Freehold EPC Rating: Awaited

offers over

£450,000



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