



Hargrave Road, Shirley

Offers Around £305,000

- DRIVEWAY
- HALLWAY
- KITCHEN DINER
- GUEST CLOAKS
- FAMILY BATHROOM
- PORCH
- LOUNGE
- CONSERVATORY
- THREE BEDROOMS
- REAR GARDEN

Hargrave Road is conveniently located leading from Myton Drive, which in turn leads from High Street, Solihull Lodge, and connects with Peterbrook Road.

There are local bus services which operate along High Street, Solihull Lodge, providing access to the A34 Stratford Road in Shirley, where there are numerous shops and business premises, and travelling south along the A34 one will pass Cranmore/Widney/Monkspath Business Parks and on to the M42 motorway, which forms the hub of the national motorway network, and provides access at its junction with the A45 Coventry Road to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Aqueduct Road leads from High Street, which in turn leads to Green Lane at the end of which is access to Shirley Railway Station which offers commuter services to Birmingham City Centre and beyond. Schools in the area include Peterbrook Primary School, Mill Lodge primary School, and we are advised that the property currently falls into the Light Hall Senior School catchment, subject to confirmation from the Education Department.

A popular location. therefore for this extended Bryant built semi detached property which is set back from the road behind a tarmac driveway. The driveway extends to the garage door and a double glazed door which opens to the

PORCH

Having entrance door leading to

HALLWAY

Having ceiling light point, central heating radiator, coved cornicing to ceiling, stairs rising to first floor landing, doors off to the storage cupboard, guest cloaks and lounge and opening to

KITCHEN DINER

19'1" x 7'0" max (5.82m x 2.13m max)



Having double glazed window to front aspect, a range of wall and base units with work surface over incorporating stainless steel sink and drainer, four ring gas hob with extractor over, electric double oven, integrated dishwasher, space for fridge freezer, recessed lights, ceiling light point, central heating radiator and tiled floor

LOUNGE

10'10" x 18'1" (3.30m x 5.51m)



Having double glazed window to rear aspect, ceiling light point, central heating radiator, coved cornicing to ceiling, gas fire, laminate flooring and double glazed sliding door to

CONSERVATORY

10'0" x 9'7" (3.05m x 2.92m)



Having double glazed windows and double glazed French doors to rear garden

GUEST CLOAKS

Having low level wc, wall mounted wash hand basin, ceiling light point and laminate flooring

FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point and doors to the three bedrooms and family bathroom

BEDROOM ONE

12'4" x 9'11" max (3.76m x 3.02m max)



Having double glazed window to rear elevation, ceiling light point, central heating radiator and coved cornice to ceiling

BEDROOM TWO

10'8" x 8'5" (3.25m x 2.57m)

Having double glazed window to front elevation, ceiling light point, central heating radiator and coved cornice to ceiling

BEDROOM THREE

11'1" x 8'0" (3.38m x 2.44m)

Having double glazed window to rear elevation, ceiling light point, central heating radiator and coved cornice to ceiling

FAMILY BATHROOM



Having double glazed window to front elevation, panel bath, shower cubicle with thermostatic shower with raindrop head and separate hand held attachment, pedestal wash hand basin, low level wc, heated chrome towel rail and recessed lights

GARAGE/STORAGE

Having double doors to front driveway, door to side passage, ceiling light point, door to cupboard housing gas central heating boiler

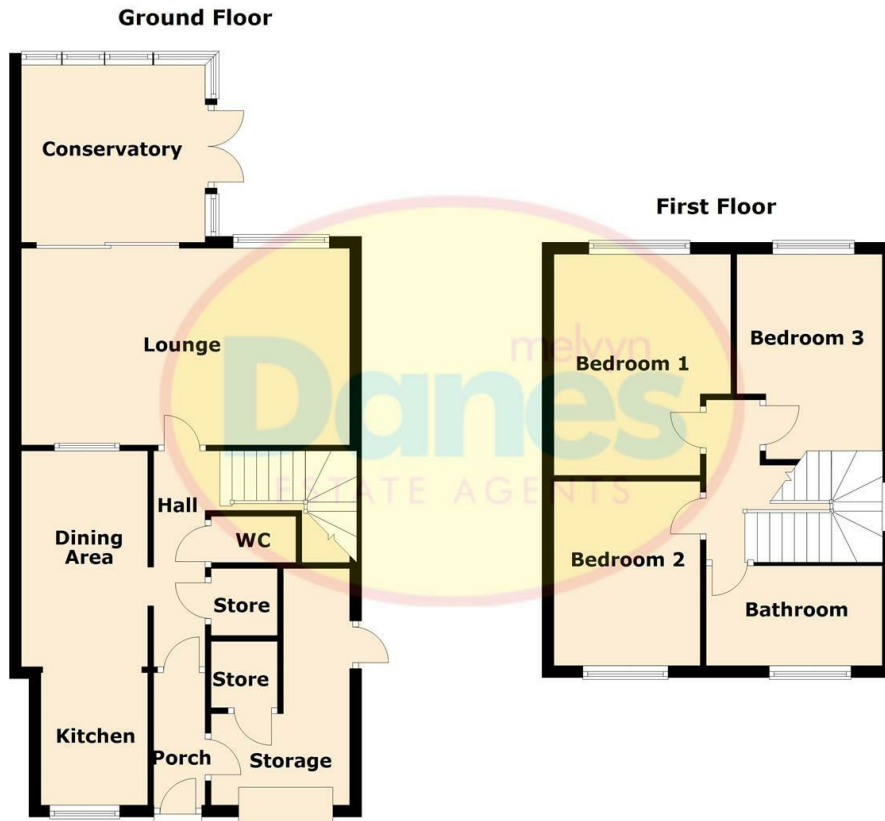
REAR GARDEN



Having paved patio with the rest laid mainly to lawn

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



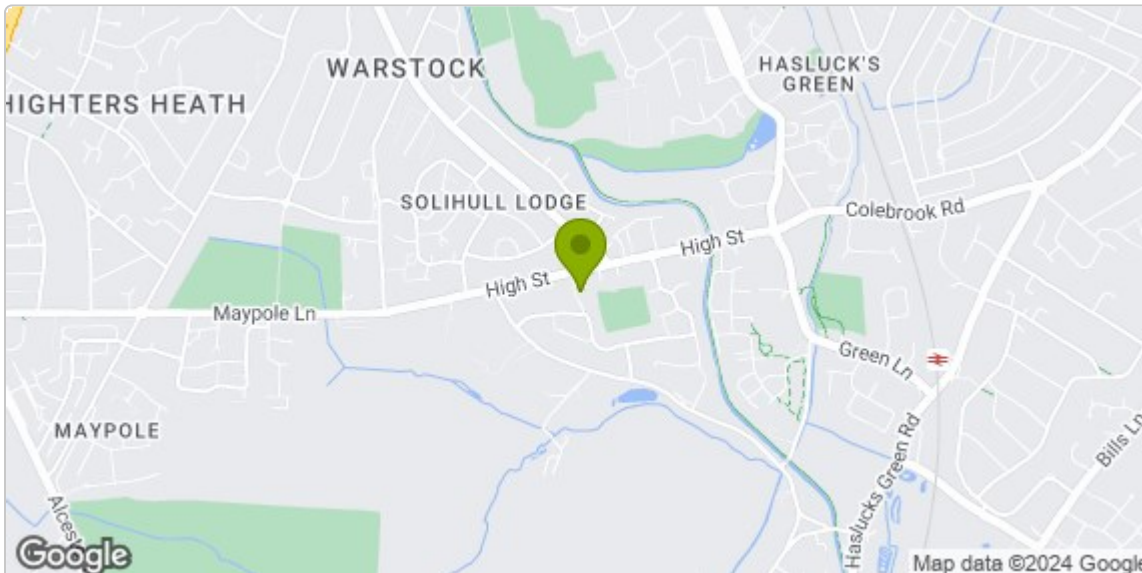
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
45 Hargrave Road Shirley
Solihull B90 1HU

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk