



# Geoffrey Road, Shirley

## Offers Around £370,000

- PORCH & HALLWAY
- DINING AREA
- FOUR BEDROOMS
- FAMILY BATHROOM
- EXTENSIVE DRIVEWAY
- LOUNGE AREA
- EXTENDED KITCHEN
- EN SUITE SHOWER ROOM
- SINGLE GARAGE
- SMALLER REAR GARDEN

Geoffrey Road is situated on this development of similarly styled traditional bay fronted properties located between Haslucks Green Road and Baldwins Lane. Situated along Haslucks Green Road is a small parade of local shops and Haslucks Green Junior School. Velsheda Road leads off Haslucks Green Road and provides access to Burman Infant School. We are advised that senior schooling is catered for at Light Hall School, and Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School is on the nearby A34 Stratford Road. Education facilities are subject to confirmation from the Education Department.

On the Stratford Road one will find an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and superstores on the Retail Park. Also along the A34 is the community centre, a wide choice of restaurants and hostelrys and access to Shirley Park, which can also be accessed from Haslucks Green Road. Shirley Railway Station is sited off Haslucks Green Road and offers commuter services between Stratford upon Avon and Birmingham. Frequent bus services operate within Haslucks Green Road and along the Stratford Road taking one into the city centre of Birmingham and its outlying suburbs or into nearby Solihull.

An ideal location for this much improved and extended semi-detached property which occupies a wide fronted corner plot with extensive block paved parking area. From the driveway, double opening arch topped glazed doors open to the

### **RECESSED PORCH**

Having front door opening to the

### **RECEPTION HALLWAY**

Having staircase rising to the first floor accommodation, ceiling light point, central heating radiator, 'oak' flooring, coved cornicing to the ceiling and doors opening to the lounge, dining room, kitchen and the understairs storage cupboard

### **DINING AREA**

**13'0" into bay x 10'9" (3.96m into bay x 3.28m)**



Having UPVC double glazed bay window to the front, 'oak' flooring, ceiling light point, coved cornicing to the ceiling, central heating radiator and open access to the

### **LOUNGE AREA**

**10'10" x 10'10" max (3.30m x 3.30m max)**



Having UPVC double glazed double opening French style doors to the rear garden, 'oak' flooring, ceiling light point, coved cornicing to the ceiling, central heating radiator and feature fireplace with open inset

### **EXTENDED KITCHEN**

**15'1" x 7'4" (4.60m x 2.24m)**



Having UPVC double glazed window the rear and UPVC double glazed door opening to the patio area, recessed ceiling spotlights and additional ceiling light point, ceramic tiled flooring and being fitted with a range of modern framed shaker style wall and base mounted storage units with contrasting work surfaces over incorporating 1½ bowl sink and drainer with mixer tap, gas cooker point, full height appliance space, space and plumbing for dishwasher, breakfast bar, feature radiator and door opening to the garage

### **INTEGRAL GARAGE**

**17'5" max x 9'7" max (5.31m max x 2.92m max)**

Having up and over door to the front driveway, two ceiling light points, UPVC double glazed window to the side and plumbing for an automatic washing machine and space for a tumble dryer

### **FIRST FLOOR LANDING**

with ceiling light point, loft hatch access and doors radiating off to four bedrooms and bathroom

### BEDROOM ONE

15'2" x 8'8" overall (4.62m x 2.64m overall)



Having three wall light points, central heating radiator, coved cornice to the ceiling, UPVC double glazed window to the front, varnished floorboards and door opening to the

### EN SUITE SHOWER ROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, ceramic tiled flooring, full height bordered wall tiling, glazed tandem shower cubicle, vanity unit with inset wash hand basin and low level WC



### BEDROOM TWO

13'8" into bay x 10'4" (4.17m into bay x 3.15m)

Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator, coved cornice to the ceiling and built in wardrobe

### BEDROOM THREE

10'11" x 10'9" max (3.33m x 3.28m max)

Having central heating radiator, ceiling light point, coved cornice to the ceiling, UPVC double glazed window to the rear and built in wardrobe

### BEDROOM FOUR

7'3" x 6'0" (2.21m x 1.83m)

Having central heating radiator, ceiling light point, UPVC double glazed window to the front and picture rail

### FAMILY BATHROOM



Having full height bordered wall tiling, UPVC double glazed window to rear, ceramic tiled flooring, recessed ceiling spotlights, heated towel rail, panelled bath with mixer shower attachment over and glazed screen, pedestal wash hand basin and low level WC

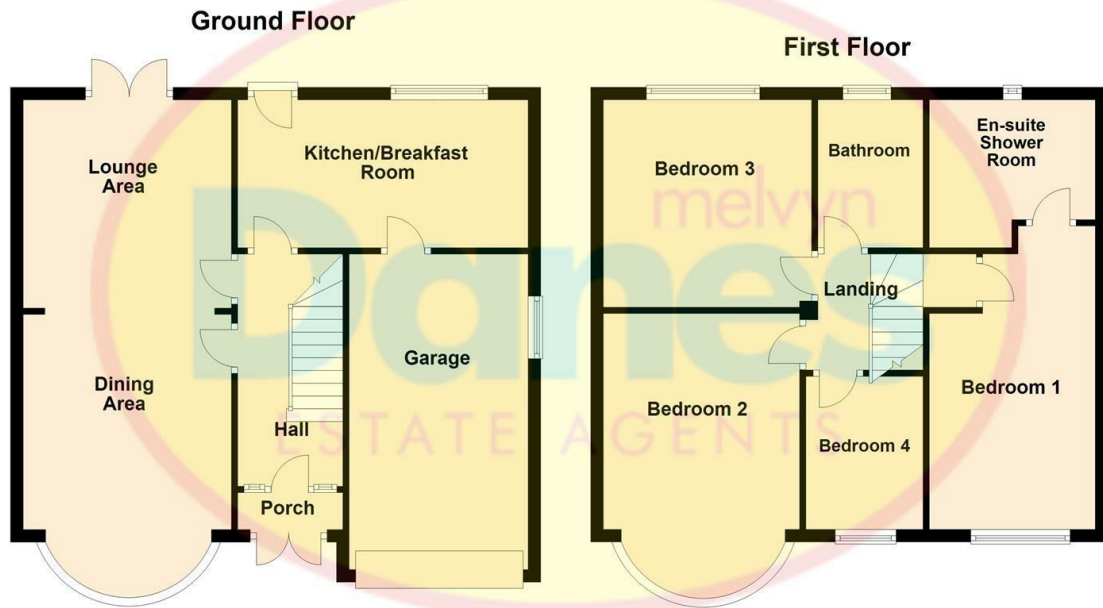
### REAR GARDEN



Having paved patio area that extends to the side with shed and gated access to the front, outside tap, lawn with close board fenced surround

## 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.



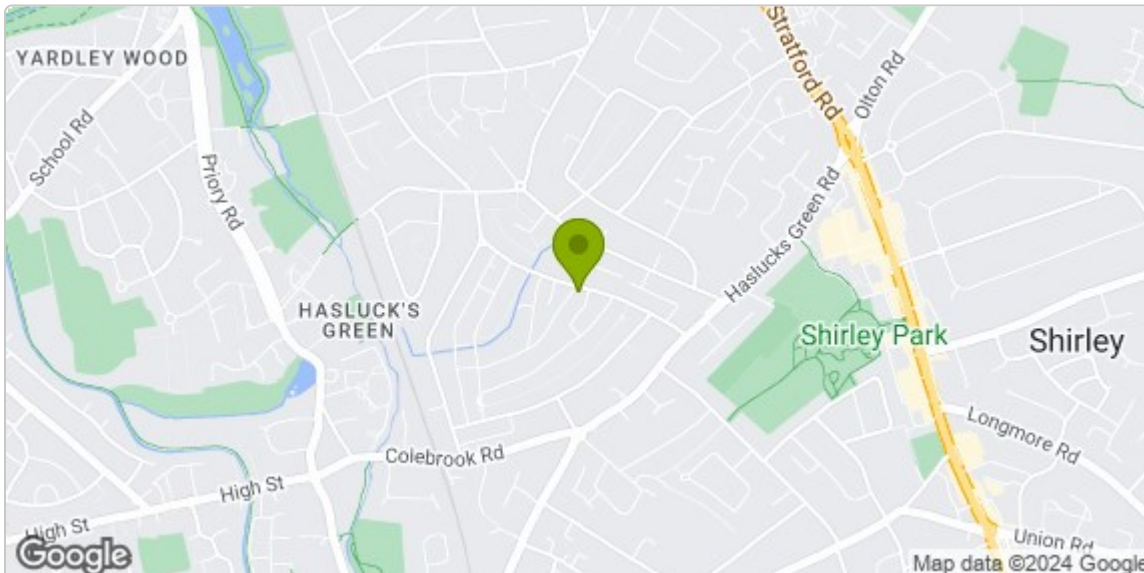
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** D

**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:**  
1 Geoffrey Road Shirley  
Solihull B90 2HW

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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