



Haslucks Green Road, Shirley

Offers Around £395,000

- PORCH & HALLWAY
- DINING ROOM
- EXTENDED REFITTED KITCHEN
- THREE BEDROOMS
- SIDE GARAGE & DRIVEWAY
- LOUNGE
- GROUND FLOOR SHOWER ROOM
- CONSERVATORY
- FIRST FLOOR SHOWER ROOM
- SOUTH FACING REAR GARDEN

This well situated and extended semi detached property is located on Haslucks Green Road which is one of the main arterial roads that leads into the town centre of Shirley.

We are advised that the property is situated within the catchment area for Light Hall School which can be found in Hathaway Road, with infant schooling being at nearby Burman Infant School in Velsheda Road, and junior schooling is at Haslucks Green Junior School in Haslucks Green Road. Also nearby, on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although all education facilities are subject to confirmation from the Education Department.

The main Stratford Road is within walking distance of the property and here one will find an excellent array of shopping facilities ranging from small speciality and convenience stores to choice of major supermarkets including Asda and Parkgate and Superstores on the Retail Park. There are a wide choice of restaurants along the Stratford Road and a thriving business community, which extends down to the Cranmore, Widney and Monkspath Business Parks, and beyond here to the presently under construction Provident Office and Blythe Valley Business Parks which straddle the junction of the M42 motorway, approximately 3 miles from the property. A short journey down the motorway will bring you to Birmingham International Airport and Railway Station and the National Exhibition Centre.

Shirley Railway Station is really close to the property and offers regular services into Birmingham City Centre and Stratford upon Avon.

An excellent location therefore for this extended house which sits back from the road behind a front driveway that leads to a composite front door that opens to the

PORCH

Having ceiling light point and door opening to the

RECEPTION HALLWAY

Having two ceiling light points, personnel door to the garage, cloaks storage cupboard, staircase rising to the first floor with storage cupboard under

DINING ROOM

13'0" into bay x 10'10" (3.96m into bay x 3.30m)

Having UPVC double glazed bay window to the front, feature fireplace, ceiling light point and central heating radiator

LOUNGE

13'7" into bay x 10'10" (4.14m into bay x 3.30m)

Having sliding double glazed patio style doors to the rear garden, ceiling light point and central heating radiator

EXTENDED BREAKFAST KITCHEN

17'9" max x 9'2" (5.41m max x 2.79m)

Having UPVC double glazed window to the rear and UPVC double glazed door to the conservatory, two ceiling light points, central heating radiator, pantry storage cupboard and being fitted with a range of modern high gloss fronted wall and base mounted storage units with work surfaces over having inset sink and drainer, peninsular breakfast bar, inset

gas hob with extractor canopy over, two electric double ovens, integrated fridge freezer and space with plumbing a dishwasher



CONSERVATORY

8'7" x 7'8" (2.62m x 2.34m)

Having UPVC double glazed windows to the side and rear and matching door opening to the rear garden, ceiling light point

GROUND FLOOR SHOWER ROOM

Having UPVC double glazed window to the rear, ceiling light point, full height wall tiling, quadrant shower cubicle, wash hand basin and low level WC

FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point, over bulkhead storage cupboard and doors off to three bedrooms and shower room

BEDROOM ONE

13'3" into bay x 11'1" max (4.04m into bay x 3.38m max)

Having UPVC double glazed box bay window to the rear, ceiling light point and central heating radiator

BEDROOM TWO

13'9" into bay x 11'1" max (4.19m into bay x 3.38m max)



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

BEDROOM THREE

7'0" x 6'3" (2.13m x 1.91m)

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

SHOWER ROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, tandem enclosure with multi-jet shower, concealed cistern WC and pedestal wash hand basin

SIDE GARAGE

15'3" x 7'7" (4.65m x 2.31m)

Having doors to the front driveway

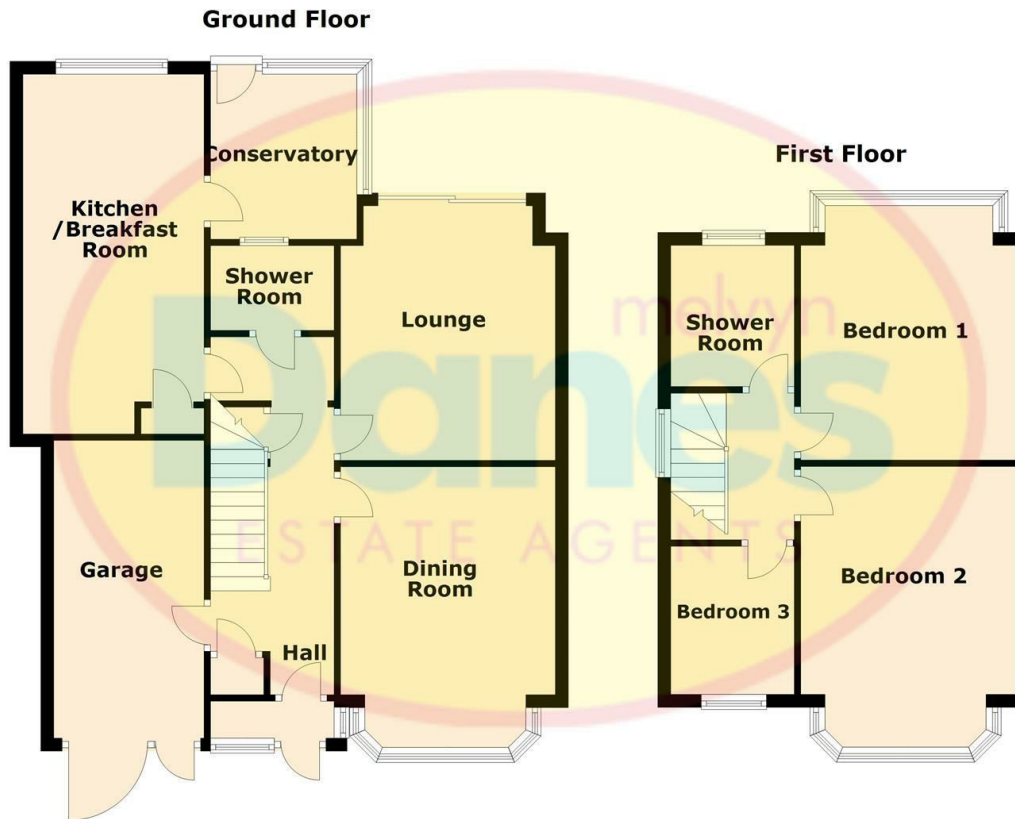
SOUTH FACING REAR GARDEN



Having paved patio area with lawn beyond having defined boundaries and garden shed

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 but as yet we have not been able to verify this.

COUNCIL TAX

We understand that the property is in council tax band D

VIEWING

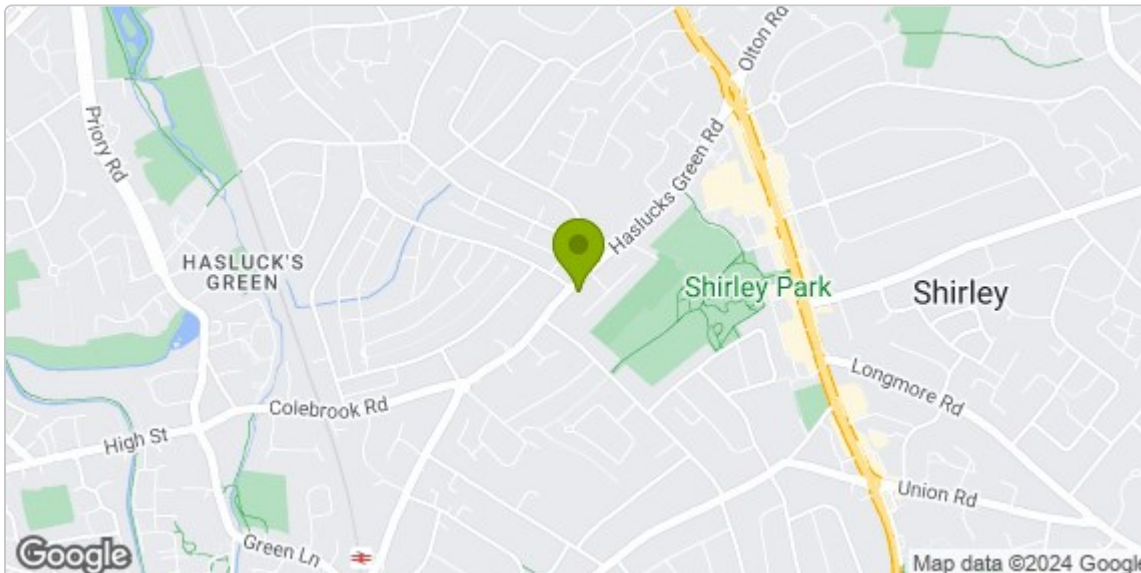
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
161 Haslucks Green Road
Shirley Solihull B90 2LG

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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