



smarthomes

Haslucks Green Road

Shirley, Solihull, B90 1DN

- Double Fronted Detached Family Home
- Four Good Sized Bedrooms
- Two Large Reception Rooms
- Westerly Facing Rear Garden

£495,000

EPC Rating 57

Current Council Tax Band - E





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.

The property is set back from the road behind a sweeping Cotswold chipping driveway providing ample off road parking and extending to garage and feature recessed storm porch with feature beams, having double glazed door leading into



Pleasant Entrance Hall

With feature exposed timbers, wall light points, polished Porcelain tiling, under-stairs store cupboard, central heating radiator, spindle balustrade staircase leading off to the first floor, and doors leading into

Superb Triple Aspect Lounge Diner to Front 25' 5" (into bay) x 12' 0" (7.75m (into bay) x 3.66m)

With double glazed bay window to the front elevation, feature beams to ceiling, four wall light points, engineered oak flooring, double glazed window to the side elevation and double glazed window overlooking westerly facing rear garden, two central heating radiator, wall mounted integrated alarm sensor and decorative dado rail.

Breakfast Room 15' 3" x 6' 9" (4.65m x 2.06m)

With central heating radiator, feature beams to ceiling, integrated alarm sensor, double opening French doors leading out to sun room and opening through to



Kitchen (Providing Potential for Kitchen/Family Room)

14' 4" x 8' 4" (4.37m x 2.54m)

Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, four ring ceramic hob, integrated oven, space and plumbing for automatic dishwasher and space for fridge freezer, radiator, wall light points, ceiling light and double glazed door leading into

Spacious Dining Room to Front

18' 2" (into bay) x 8' 5" (5.54m (into bay) x 2.57m)

With UPVC double glazed bay window to the front elevation, central heating radiator, integrated alarm sensor, four wall light points and decorative dado rail



Sun Room

With double glazed windows, polycarbonate roof, ceramic tiling to the floor, and doors leading out to the rear garden

Utility 6' 10" x 5' 7" (2.08m x 1.7m)

With polished Porcelain tiling to floor, wall units and matching base units, wall mounted Worcester Combi boiler, central heating radiator and ceiling light point

Accommodation On The First Floor

Landing

With feature window to the side elevation, exposed beams, built-in store cupboard, ceiling light point, split level landing and doors off to



Bedroom One to Front

18' 4" x 8' 4" (5.59m x 2.54m)

With double glazed window to front elevation, radiator and inset down-lighters, staircase leading off to Mezzanine room and door leading off to

En Suite Shower Room

Being fitted with a white suite comprising low flush WC and pedestal wash hand basin, fully tiled shower enclosure, tiling to floor, obscure double glazed window to rear, central heating radiator and inset down lighters



Mezzanine 16' 1" x 8' 3" (4.9m x 2.51m)

Currently utilised as a home office with Velux window to rear and work station area offering versatile use

Bedroom Two to Front 12' 0" x 12' 0" (max) (3.66m x 3.66m (max))

With double aspect double glazed windows to front and side, ceiling light point, central heating radiator and double fitted wardrobe with top box.

Bedroom Three to Rear 10' 10" x 8' 10" (max) (3.3m x 2.69m (max))

With double aspect double glazed windows to side and rear, wall mounted radiator and two double fitted wardrobes.

Bedroom Four to Rear 8' 11" (max to dormer) x 8' 7" (2.74m (max into dormer) x 2.62m)

With double glazed window to rear elevation, exposed beams, built-in single wardrobe, central heating radiator and ceiling light point

Re-Fitted Family Bathroom to Front

Being fitted with a three piece white suite comprising; panelled bath with shower over and glazed shower screen, low flush WC and pedestal wash hand basin, fully tiled to walls, obscure double glazed window to front and chrome heated towel rail

West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to and providing access to garage



Garage

Located at the side of the property with an up and over door to the front, integrated alarm sensor and power.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		7/8
(55-68)	D	8/7	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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