



smarthomes

## Hargrave Road

Shirley, Solihull, B90 1HU

- An Extended Detached Family Home
- Three Bedrooms
- Extended Dining Kitchen
- Contemporary En-Suite Shower Room

**£400,000**

EPC Rating - 72

Current Council Tax Band - D





## 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 spoiled 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 shaped lawn and gravel fore garden and block paved driveway providing generous off road parking extending to up and over garage door and UPVC double glazed door leading into

**Entrance Hallway**

With ceiling light point, tiled flooring, stairs leading to the first floor accommodation and doors leading off to

**Lounge to Front**

11' 0" x 16' 0" (3.35m x 4.88m) With double glazed windows to front elevation, radiator, ceiling light points and wood effect flooring



**Extended Dining Kitchen to Rear**

15' 11" x 18' 9" (4.85m x 5.72m) Being fitted with a range of high gloss wall, drawer and base units with complementary Granite effect work surfaces and matching upstands, feature island with integrated wine fridge and raised breakfast bar seating area, double sink and drainer unit with mixer tap, feature splashbacks, four ring gas hob with extractor canopy over, inset eye-level Bosch oven and microwave oven, integrated dishwasher, space for American style fridge freezer, radiator, ceiling light points, wood effect tiled flooring, sliding door to useful under-stairs pantry/storage area, door to garage, double glazed window to rear and double glazed folding doors opening out to the rear garden



**Accommodation on the First Floor**

**Landing**

With inset ceiling downlighters, wood effect flooring, radiator and doors leading off to

**Bedroom One to Rear**

18' 11" x 11' 10" (5.77m x 3.61m) With double glazed window to rear elevation, radiator, loft hatch, two ceiling light points, a range of fitted furniture, wood effect flooring and door leading into



**Contemporary En-Suite Shower Room to Rear**

6' 9" x 7' 4" (2.06m x 2.24m) Being fitted with a three piece white suite comprising; over-sized walk-in shower with thermostatic rainfall shower and additional shower attachment, enclosed flush WC and vanity wash hand basin with complementary aqua-panelling to walls, fitted mirrored vanity unit, wood effect tiled flooring, obscure double glazed window to front, ladder style radiator, extractor and spot lights to ceiling

**Bedroom Two to Front**

11' 0" x 8' 4" (3.35m x 2.54m) With double glazed window to front elevation, radiator, wood effect flooring, ceiling light point and fitted storage



### Bedroom Three to Front

7' 5" x 8' 0" (2.26m x 2.44m) With double glazed window to front elevation, radiator, ceiling light point and fitted storage

### Family Bathroom

8' 2" x 7' 1" (2.49m x 2.16m) Being fitted with a modern three piece white suite comprising; P-shaped panelled bath with thermostatic rainfall shower over, centralised mixer tap with additional shower attachment and glazed screen, WC with enclosed cistern and vanity wash hand basin, with aqua-panelling to water prone areas, obscure double glazed window to side, feature heated towel rail, spot lights to ceiling and airing cupboard housing Vaillant boiler

### Garage

16' 2" x 7' 11" (4.93m x 2.41m) With up and over garage door to driveway, power, lighting, space and plumbing for washing machine and UPVC double glazed window and door to rear garden

### Rear Garden

Being mainly laid to lawn with paved patio, stepping stone pathway, fencing to boundaries and a variety of mature shrubs and bushes

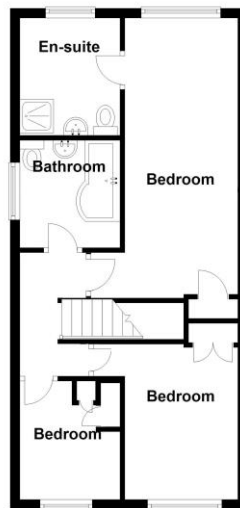
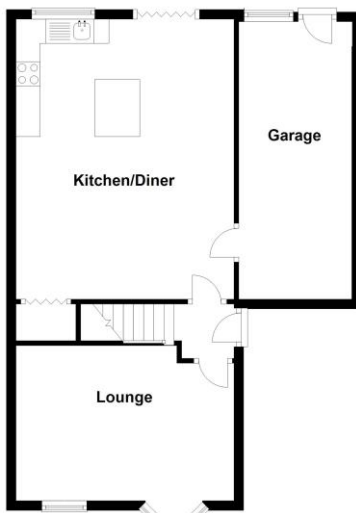
### Tenure

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



Ground Floor

First Floor



Total area: approx. 101.5 sq. metres (1092.1 sq. feet)

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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