



Hurdis Road, Shirley Solihull

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Property Description

Three bedroom property in a sought-after area of Shirley, this property has benefitted from having the driveway re-laid and adding a dropped kerb which has allowed the driveway to open to allow parking for two vehicles.

Furthermore, the front of the property has had a new porch built which compliments the approach to the house as you pull onto the newly laid driveway.

Step inside this elegantly decorated and designed property and you are greeted by an expansive hallway which leads to all rooms of the house downstairs. The living room is beautifully decorated to a high professional standard and features a double-glazed window to the front of the property which allows for natural light to flood the room, the room is further complimented by a gas fire and contemporary fire surround. The kitchen area has been extended out to create an "L" shaped environment and features a newly fitted kitchen with integrated appliances, there is also double-glazed windows which overlook the stunningly landscaped garden. Leading off the kitchen are three very useful utility rooms all with ceiling light points and power - there is even potential to adjust the configuration of the utility rooms should there ever be a desire to do so. The dining room leads off the living room to create an elegant open entertaining and eating space, perfect for family gatherings and private dates for two.

Entrance Porch

Double glazed windows all round, carpet, extended into bay window and rendered finish.

Entrance Hallway

Unde stairs storage cupboard.

Lounge

13' 10" x 9' 9" (4.22m x 2.97m)
Double glazed window to front elevation, central heating radiator, electric fire with surround and laminate flooring.

Dining Room

10' 2" x 9' 9" (3.10m x 2.97m)
Double glazed sliding doors to rear elevation, central heating radiator and laminate flooring.

Kitchen

13' 10" x 12' 8" (4.22m x 3.86m)
L shaped room. Double glazed window and door to rear elevation, door to side access, a range of wall and base units with work surface over incorporating a sink with drainer unit, insulated flooring, space and connections for gas cooker and central heating radiator.

Conservatory

9' 3" x 7' 1" (2.82m x 2.16m)
Double glazed windows to all elevation.

Landing

Double glazed window to side elevation and loft access via stairs.

Loft Space

Boarded with lighting.

Bedroom One

8' 4" x 15' 5" (2.54m x 4.70m)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

12' 6" x 9' 10" (3.81m x 3.00m)

Double glazed window to front elevation and central heating radiator.

Bedroom Three

13' 7" x 9' 10" (4.14m x 3.00m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed obscure window to rear elevation, wash hand basin, W.C, vanity mirror, electric shower and heated towel rail.

Utility Room One

6' 3" x 4' 4" (1.91m x 1.32m)

Door to front access.

Utility Room Two

4' 8" x 4' 4" (1.42m x 1.32m)

Door to first and third utility room and spotlights.

Utility Room Three

8' 1" x 4' 4" (2.46m x 1.32m)

Door to kitchen and second utility room.

Front Garden

Block paved driveway providing off road parking and side access to frontage.

Rear Garden

Paved patio area, steps to bottom of garden, cobbled area, laid to lawn, security lights on steps, outside tap and cabin at bottom of garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

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Tenure: Freehold

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