



**24 Haslucks Croft, B90 2EG**

**Sale Price £410,000**



**Love  
Property Co.**

# 24 Haslucks Croft, Shirley, Solihull, B90 2EG

Tenure - Freehold  
EPC Rating – D  
Council Tax Band - C

Love Property Co are pleased to offer this fantastic opportunity to acquire a beautifully presented and extended family home situated in a quiet cul-de-sac location overlooking playing fields to the rear. The property is within walking distance to the new Parkgate development which includes the Asda superstore plus the Stratford Road with its commuter links to Solihull, Birmingham and the Midlands motorway network.

APPROACH the property stands back from the road behind a block paved driveway providing off road parking. Access is gained via timber frame double glazed door leading into:-

PORCH with double glazed windows to side and front elevation and door leading into:-

ENTRANCE HALL with central heating radiator, under stairs storage, stairs leading to first floor accommodation and doors leading off to:-

GUEST WC with low flush wc, hand wash basin pedestal, tiling to splash prone areas, tiled flooring, obscure feature glazed window to the front elevation

## RECEPTION/LOUNGE

11' 11" x 10' 11" (3.64m x 3.34m) with central heating radiator and UPVC double glazed bay windows to the front elevation and gas fire

## OPEN PLAN KITCHEN/DINING/RECEPTION AREA

### KITCHEN

17' 11" x 18' 9" (5.47m x 5.72m) Extended - Superb Fitted Kitchen with a range of base and wall mounted units with granite work surfaces over, stainless steel sink unit with drainer and mixer tap over, tiling to splash prone areas, integrated grill & oven, integrated five ring hob with extractor over, integrated fridge/freezer, integrated dishwasher, under floor heating, recessed spot lights, UPVC double glazed window to the rear elevation, door leading back to hallway and UPVC double glazed door leading out to the:-

### DINING AREA

11' 11" x 10' 11" (3.62m x 3.34m) with under floor heating and French UPVC double glazed doors opening to the rear garden



#### UTILITY AREA

18' 11" x 6' 6" (5.76m x 1.97m) with a range of base and wall mounted units with work surface over, stainless steel sink unit with mixer tap over, plumbing for two washing machines, space for white goods, wall mounted gas central heating boiler, laminate effect tiled flooring, door leading to garage and door leading out to rear garden

#### FIRST FLOOR ACCOMMODATION

**LANDING** with obscure UPVC double glazed window to the side elevation, access to roof space via pull down ladder, loft is full insulated and boarded and doors leading off to:-

#### BEDROOM ONE

14' 6" x 10' 11" (4.41m x 2.65m) with central heating radiator and UPVC double glazed bay window to the front elevation

#### BEDROOM TWO

11' 11" x 9' 8" (3.64m x 2.94m) with central heating radiator and UPVC double glazed window to the rear elevation

#### BEDROOM THREE

8' 6" x 6' 8" (2.60m x 2.02m) with central heating radiator and UPVC double glazed window to the front elevation

#### LUXURY FAMILY BATHROOM

8' 3" x 8' 5" (2.51m x 2.58m) with low flush wc, hand wash bowl basin with fitted drawer unit beneath, panelled bath unit with mixer tap and shower head over, standing shower cubicle with shower head over, tiled flooring, tiling to splash prone areas, heated towel radiator, obscure UPVC double glazed windows to the side and rear elevation

#### GARAGE

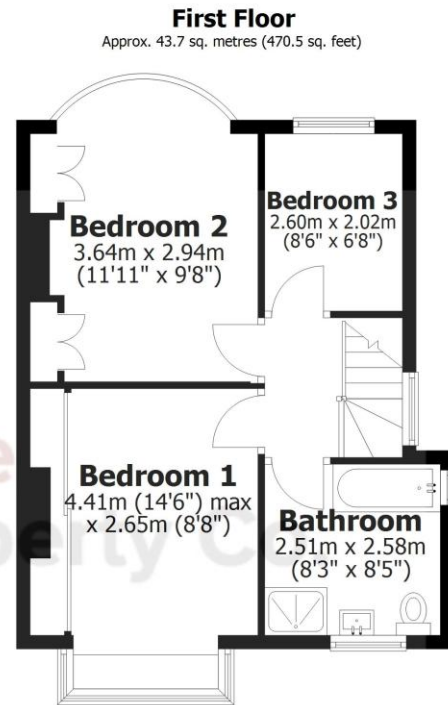
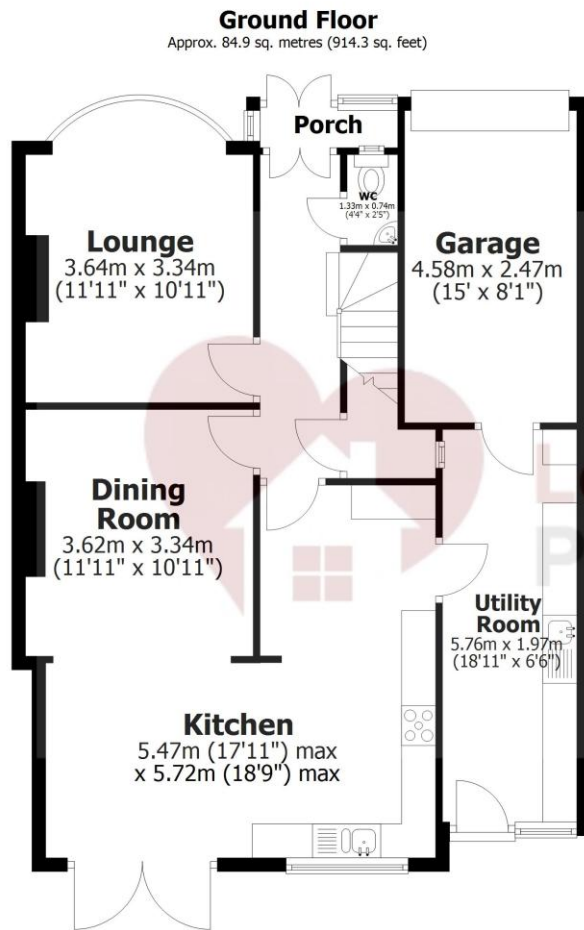
15' 0" x 8' 1" (4.58m x 2.47m) with up and over door, built in workstations, useful shelving, electrical and lighting points

**DELIGHTFUL REAR GARDEN** with slabbed patio area, low maintenance astro turf lawn, pebbled 7 shrubbery borders, gate to the rear leading to private rugby club, not overlooked.

#### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 128.7 sq. metres (1384.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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