

# Horton & Senate



330 Haslucks Green Road, Shirley, B90 2NE

£274,950

- Potential To Extend (STPP)
- Excellent Location
- Potential Development Opportunity (STPP)
- Unique Opportunity
- End Terraced
- Call To View

# 330 Haslucks Green Road, Shirley B90 2NE

A three bedroom end terraced property situated in Shirley near to Shirley Train Station. This property has potential to extend (STPP) to the side. There is an open plan lounge/diner, kitchen, ground floor shower room, three bedrooms (two have been adapted to create a living and office space)

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Council Tax Band:



### Approach

There is off road parking to the side of the property which has a path leading across the front garden to the front door.

### Ground floor

#### Open Plan lounge diner

The lounge and dining room have been knocked through to create an open plan living and dining space. There are stairs leading to the first floor landing, and under stair storage cupboard, a bow window to the front elevation, two central heating radiators and an archway to the kitchen.

#### Kitchen

Kitchen compromises of a range of wall and floor base units there is a worksurface over which incorporates a inset stainless steel sink with mixer tap and drainer, a gas hob and space for a washing machine. There is a wall mounted central heating boiler, a double glazed window to the side, a door leading to the rear garden and a door leading to the ground floor shower room.

#### Shower room

The suite comprises of a double walk-in shower, and WC, a sink with vanity unit under, an obscure double glazed window and a central heating radiator .

### First floor

#### Bedroom one

A large double bedroom to the front with a double glazed window and a central heating radiator

#### Bedroom two and three

Two of the bedrooms upstairs have been knocked through into one room creating one large space, currently being used as an office and entertaining area but can be quite easily converted back into two separate bedrooms as it's divided by an archway. There are two double glazed windows to the rear and two central heating radiators.

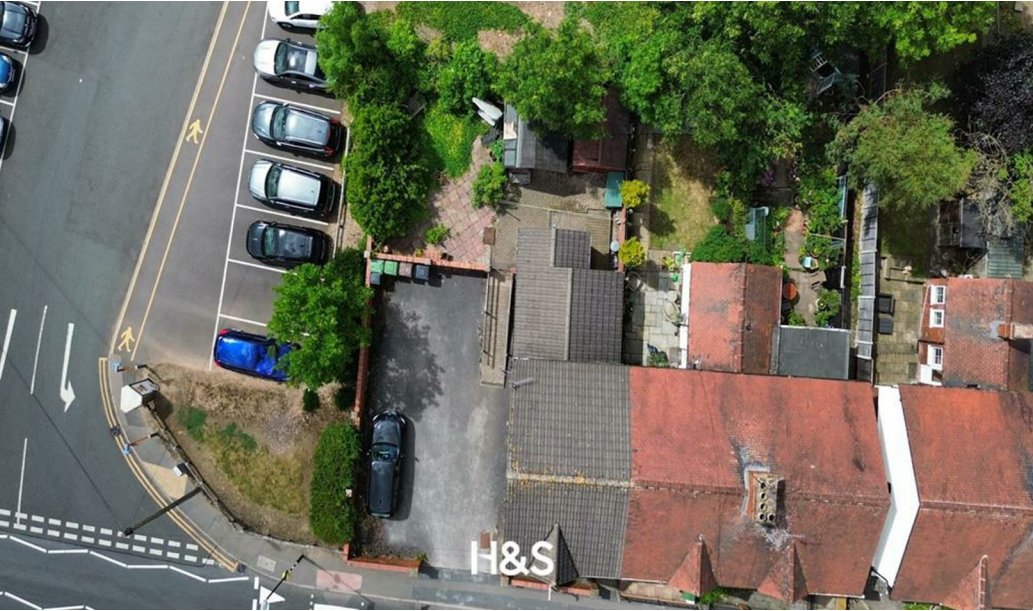
### Outside

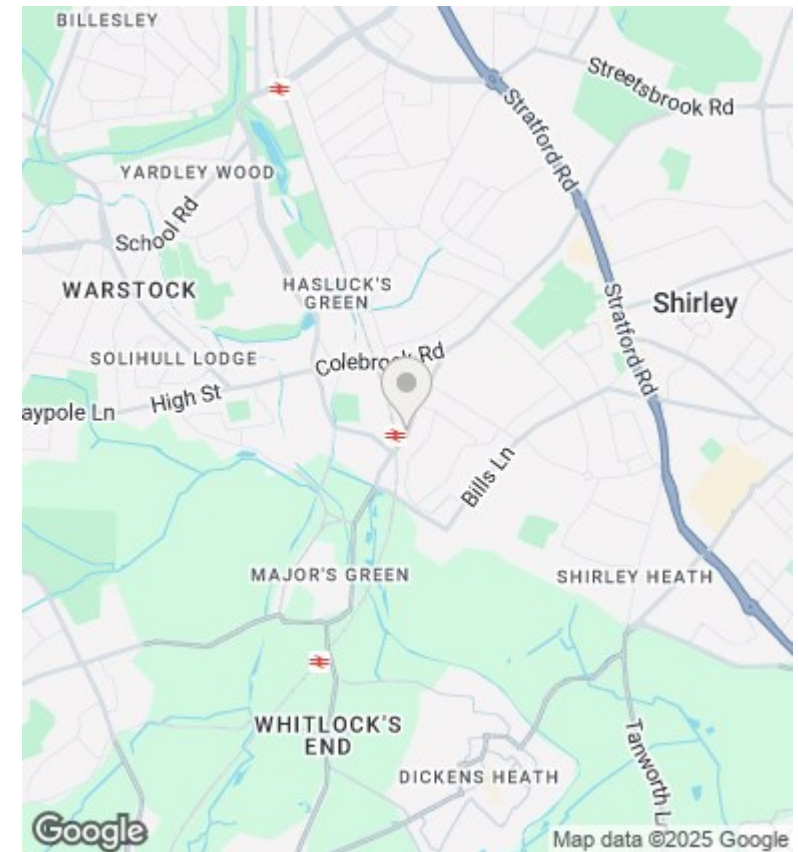
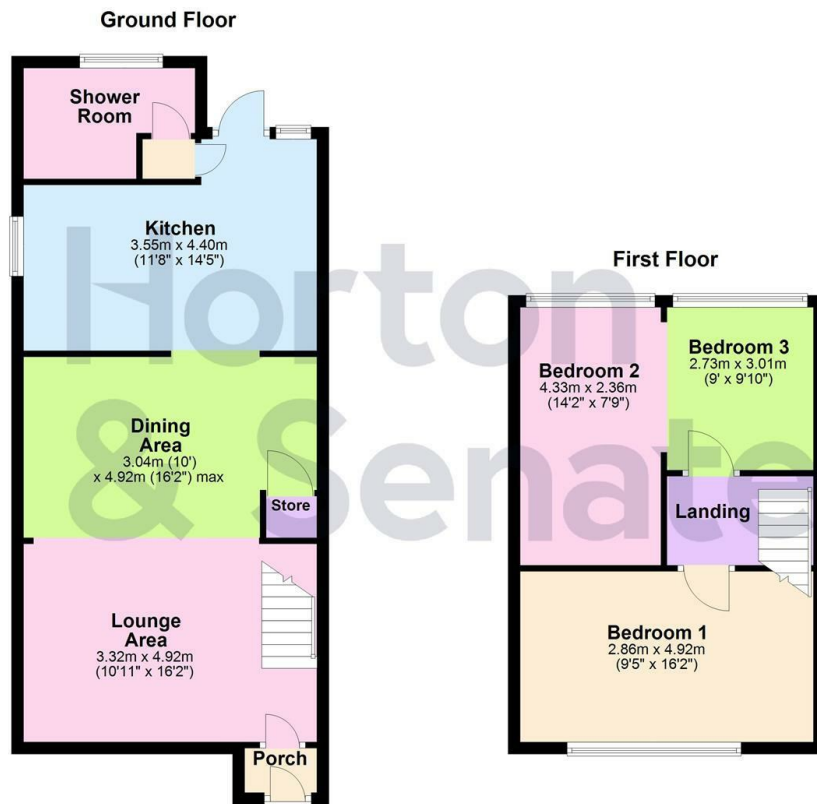
#### Rear garden

There is a slapped patio area housing two sheds and a further patio area to the side. The big selling point for this property is a piece of land to the side which is currently being used as parking for several cars









## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

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