



smarthomes

## Hazeloak Road

Shirley, Solihull

- A Traditional Style Extended Semi-Detached Property
- Three Double Bedrooms
- Reception Room & Extended Second Reception Room to Rear
- Extended Kitchen/Breakfast Room
- Rear Garage
- NO UPWARD CHAIN

**Offers Over £365,000**

Current EPC Rating - 69 (C)

Current Council Tax Band - C



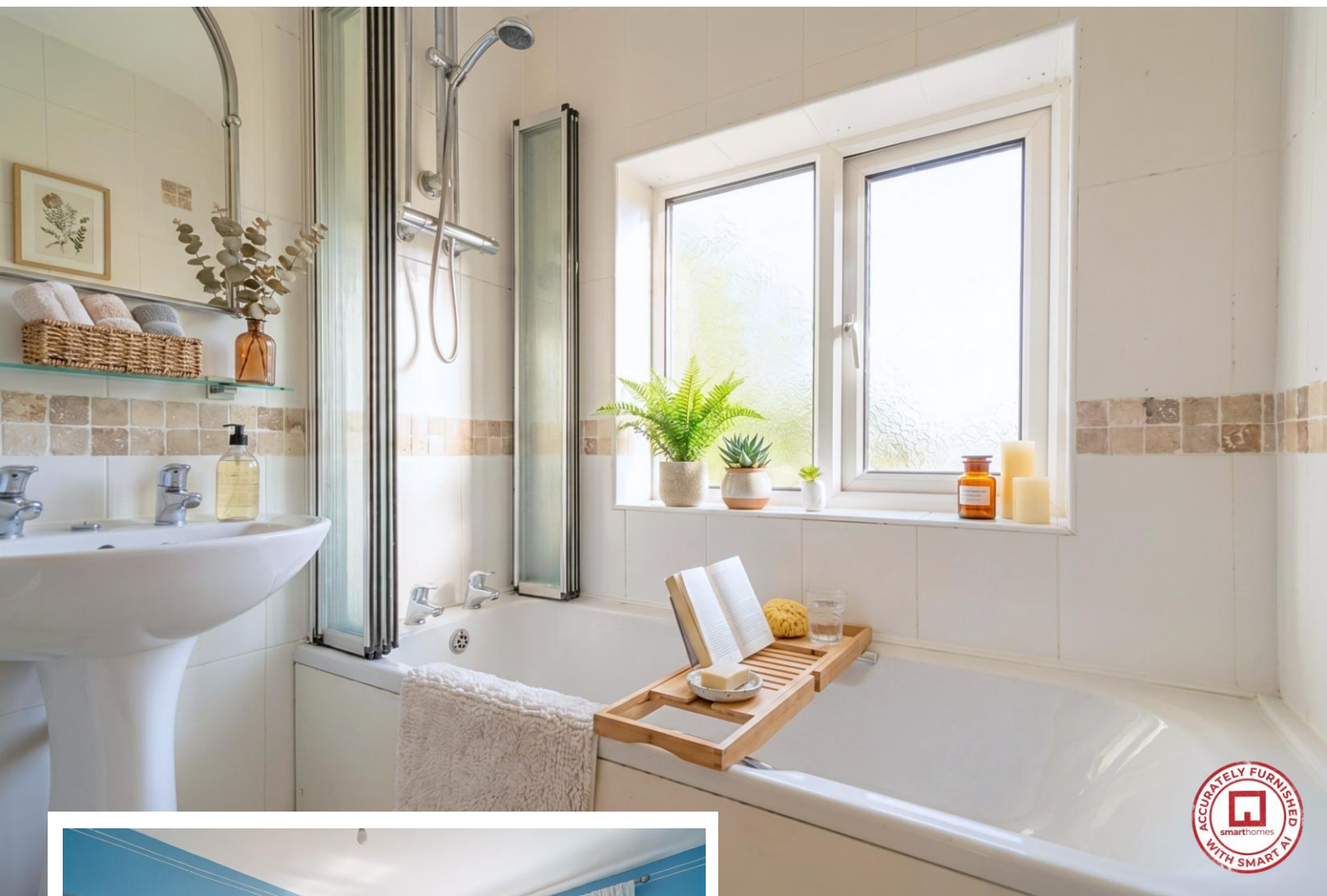


## Property Description

A traditional style extended three double bedroom semi detached property benefiting from no upward chain, reception room and extended second reception room to rear, extended kitchen breakfast room, guest WC, three double bedrooms, family bathroom, garage to rear, off road parking and pleasant rear garden

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 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.





## Rooms & Measurements

Reception Room One to Front - 3.76m x 3.3m (12'4" (into bay) x 10'10")

Extended Reception Room Two to Rear - 5.61m x 3.3m (18'5" x 10'10")

Extended Kitchen Breakfast Room to Rear - 5.87m x 2.34m (19'3" x 7'8")

Bedroom One to Front - 3.18m x 3.3m (10'5" x 10'10")

Bedroom Two to Rear - 3.33m x 3.33m (10'11" x 10'11")

Bathroom to Rear - 1.88m x 1.7m (6'2" x 5'7")

Bedroom Three - 4.44m x 2.9m (14'7" (max) 8'0" min x 9'6") with restricted head height

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by vendor

Current council tax band – C

Agents Note – Digital Furnishing This property has been digitally furnished with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.



Total area: approx. 109.8 sq. metres (1181.4 sq. feet)

316 Stratford Road  
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Solihull  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.