



smarthomes

## Hurdis Road

Shirley, Solihull

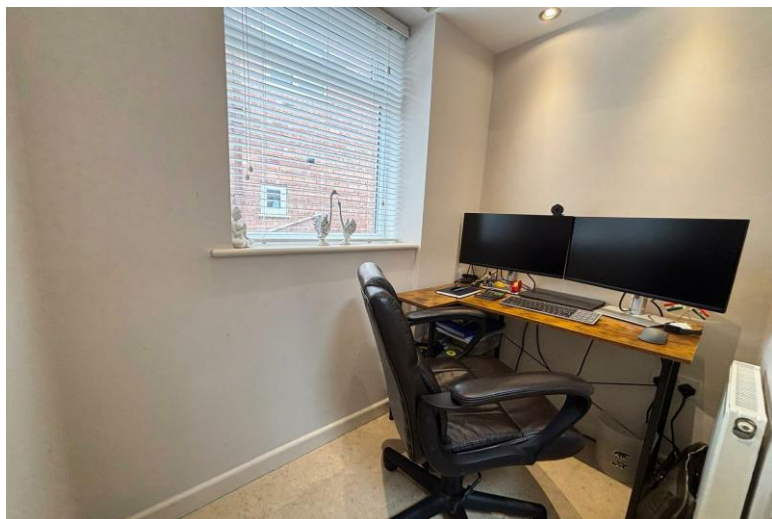
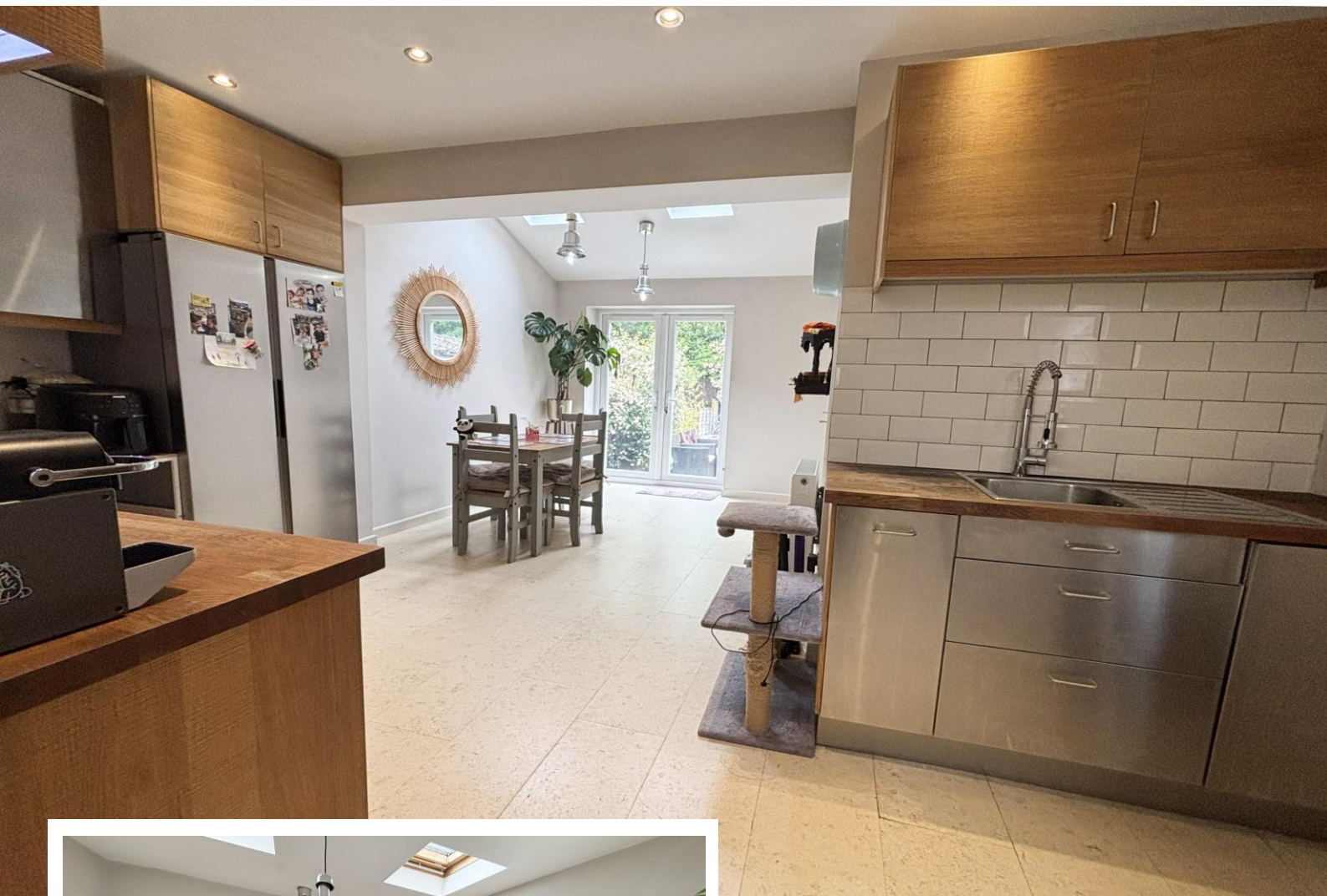
- A Very Well Presented Semi-Detached Family Home
- Three Bedrooms
- Extended Family Kitchen/Diner
- Spacious Lounge & Modern Family Bathroom

**Offers Over £325,000**

Current EPC Rating - D

Current Council Tax Band - C





## Property Description

A very well presented extended three bedroom semi-detached property backing on to Shirley park with superb full width extended kitchen/diner/family room, spacious lounge, utility, home office, modern family bathroom, off road parking, garage 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

Lounge to Front 4.17m x 3.53m (13'8" x 11'7")

Substantially Extended Kitchen/Family Room 5.31m max x 4.52m max (17'5" max x 14'10" max)

Home Office 1.78m x 1.17m (5'10" x 3'10")

Utility 1.47m x 1.17m (4'10" x 3'10")

Bedroom One to Rear 3.35m x 2.57m (11'0" x 8'5")

Bedroom Two to Front 3.33m x 2.59m (10'11" x 8'6")

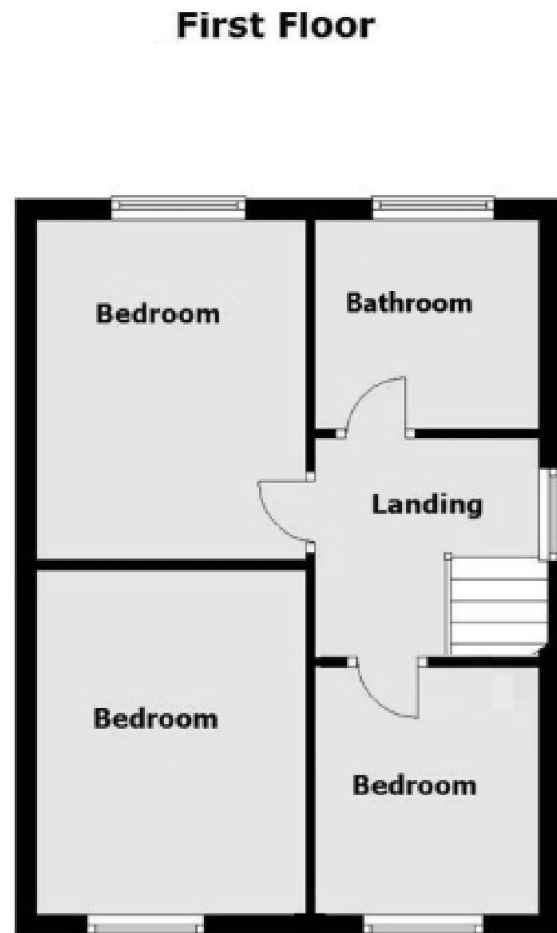
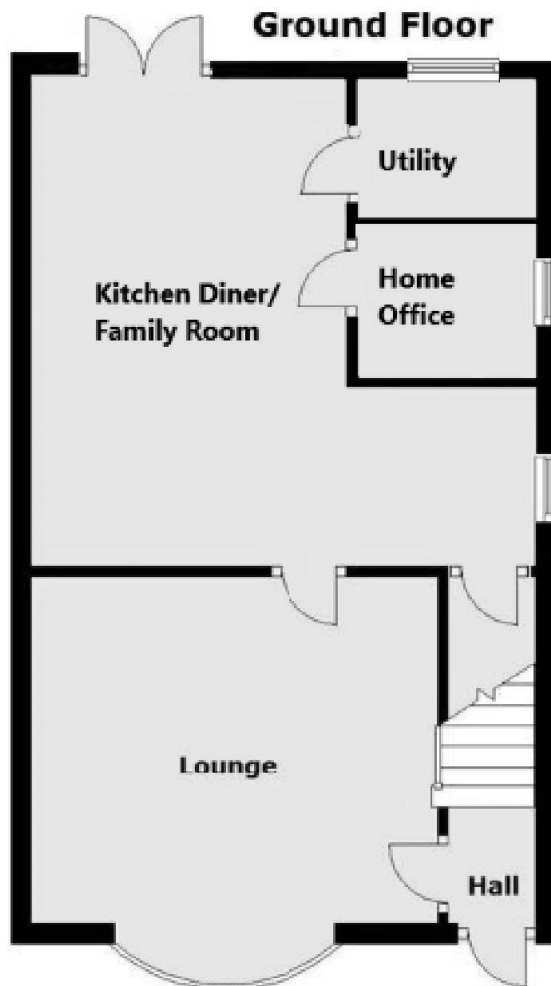
Bedroom Three to Front 2.44m x 1.83m (8'0" x 6'0")

Modern Family Bathroom to Rear 1.93m x 1.8m (6'4" x 5'11")

Garage

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 vendor. Current council tax band - C



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