



smart homes

**Hargrave Road**

Shirley, Solihull

- A Beautifully Presented Semi Detached Family Home
- Four Bedrooms
- Lounge
- Re-Fitted Master Four Piece En-Suite Bathroom
- Re-Fitted Family Bathroom
- Re-Fitted Kitchen Diner
- Guest WC & Utility

**£400,000**

Current EPC Rating - TBC

Current Council Tax Band - C





## Property Description

A beautifully presented four bedroom semi-detached family home offering lounge, re-fitted kitchen diner, re-fitted utility room and guest WC, re-fitted four piece master en suite bathroom and family bathroom, good size rear garden, garage and off road parking

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 gyms along with a choice of large supermarkets like Waitrose, 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

### Entrance Hall

Lounge to Front - 4.6m x 3.3m (15'1" x 10'9")

Re-Fitted Kitchen Diner to Rear - 4.5m x 3.2m (14'9" x 10'5")

Re-Fitted Utility Room to Rear - 3.5m (max) x 2.4m (11'5" x 7'10")

Re-Fitted Guest WC

Master Bedroom to Front - 5.6m x 2.4m (18'4" x 7'10")

Re-Fitted Four Piece En Suite Bathroom to Rear - 2.4m x 2.2m (7'10" x 7'2")

Bedroom Two to Front - 3.9m x 2.5m (12'9" x 8'2")

Bedroom Three to Rear - 3.3m x 2.5m (10'9" x 8'2")

Bedroom Four to Front - 2.9m x 1.8m (9'6" x 5'10")

Re-Fitted Family Bathroom to Rear - 2.3m x 1.9m (7'6" x 6'2")

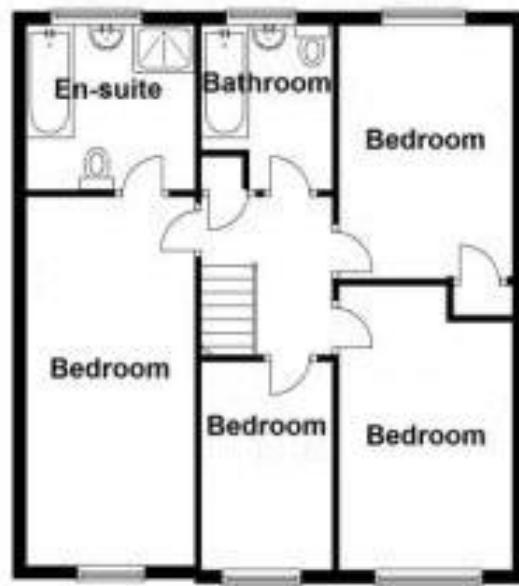
Garage - 5.4m x 2.4m (17'8" x 7'10")

### 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



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