



smarthomes

## Hargrave Road

Shirley, Solihull, B90 1HL

- A Beautifully Presented Link-Detached Family Home
- Three Bedrooms
- Full Width Conservatory with Glass Roof
- Modern Family Shower Room

**Offers Over £350,000**

EPC Rating - C

Current Council Tax Band - D







## Property Description

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 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.





The property is set back from the road behind a block paved driveway providing off road parking with a laid lawn area to side, planted shrub borders, security lighting and a UPVC double glazed door leading into

#### **Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to

#### **Spacious Lounge to Front**

15' 11" x 10' 11" (4.85m x 3.33m) With UPVC double glazed bow window to front elevation, further UPVC double glazed window to front, two wall mounted radiators, ceiling light point and a feature fire with stone effect display



#### **Kitchen/Diner to Rear**

15' 11" x 10' 11" (4.85m x 3.33m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding cooker with extractor hood over, space and plumbing for washing machine and dishwasher, tiling to splash back areas and floor, two radiators, under stairs pantry with shelving, ceiling light point and spot lights, a double glazed window to the rear aspect and timber framed glazed French doors leading to



#### **Conservatory**

16' 4" x 9' 8" (4.98m x 2.95m) With UPVC double glazed windows, glass roof, wall mounted radiator, two wall light points, stripped timber effect flooring and double glazed French doors leading out to the rear garden

#### **Landing**

With ceiling light point, radiator and doors leading off to



#### **Bedroom One to Rear**

11' 1" x 8' 1" (3.38m x 2.46m) With double glazed window to rear elevation, radiator, ceiling light point, loft access and a comprehensive range of fitted wardrobes and top boxes

### Bedroom Two to Front

11' x 8' 1" (3.35m x 2.46m) With double glazed window to front elevation, double fitted wardrobe with top box, radiator and ceiling light point

### Bedroom Three to Front

9' 2" x 7' 4" (2.79m x 2.24m) With double glazed window to front elevation, radiator and ceiling light point

### Re-Fitted Family Shower Room to Rear

Being re-fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height, ceiling spot lights and an obscure double glazed window to the rear elevation

### Delightful Private Rear Garden

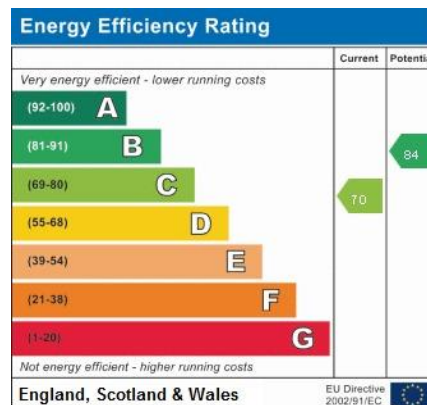
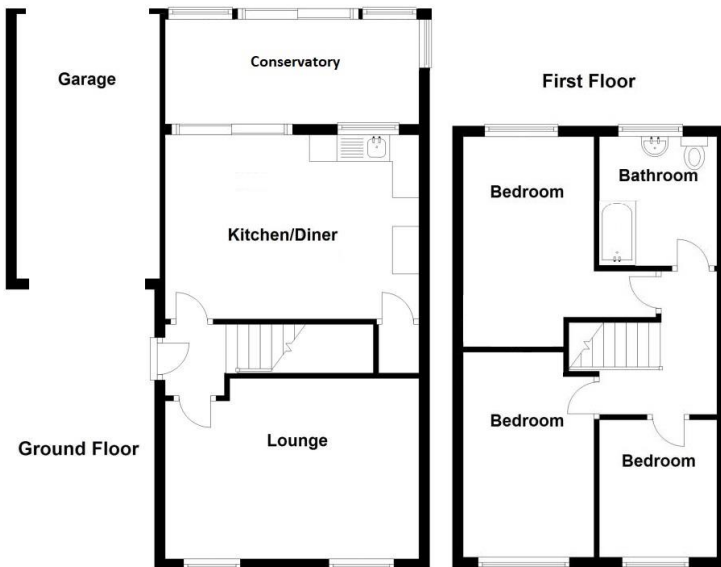
Being mainly laid to lawn with paved patio area, well stocked shrub borders, panelled fencing to boundaries, storage area and access to a timber built summer house with windows and French doors

### Garage

17' 6" x 8' 2" (5.33m x 2.49m) Located at the side of the property with an up and over doors to front and rear, eaves storage, wall mounted gas central heating boiler and ceiling light point

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D



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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.