





Harts are delighted to offer for sale this substantial 1930's semi detached property situated in a sought-after residential road in Shirley, which has been owned by the same family for over 50 years. In need of complete modernisation, this charming traditional home offers lots of scope and potential to enhance, refurbish and extend (STPP) to suit today's modern living.

In brief the property comprises:-

APPROACH The property is set back from the tree-lined Solihull Road having plenty of driveway parking and a small lawned area to one side.

ENTRANCE PORCH

SPACIOUS ENTRANCE HALLWAY With beautiful stained glass leaded light windows and door leading through to a well-proportioned reception hall with stairs rising to the first floor landing and understairs storage cupboard. Door to:-

LIVING ROOM Situated at the rear of the property with views and access to the mature rear garden via patio doors, feature fireplace with gas fire with wooden fire surround and marble back and hearth and corning to ceiling.

DINING ROOM With large bay window to the front elevation, wall mounted gas fire and coving to ceiling.

BREAKFAST KITCHEN Being generous in size and currently fitted with a range of wall and base level units and drawers, plenty of space and plumbing for dishwasher and washing machine as well as space for a replacement cooker, windows to rear and side elevations giving views of the rear garden. This spacious kitchen also benefits from a walk-in pantry with shelving and storage space.

SIDE UTILITY / BOOT ROOM A great addition to the kitchen is this useful side utility area for additional white good and extra storage but could potentially become part of the kitchen if reconfigured (STPP). With access to the garage and rear garden, this useful area also gives access to a downstairs WC.





FIRST FLOOR LANDING A spacious landing with window to side elevation and tall built-in storage cupboard.

BEDROOM (FRONT) A well-proportioned double bedroom with bay window to front elevation and space to both sides of the chimney breast for built-in wardrobes.

BEDROOM (REAR) A second generous double bedroom with window to rear elevation and fitted with range of built-in wardrobes to one wall.

BEDROOM (FRONT) A smaller double bedroom situation to the front of the property with built-in storage wardrobe and window to front elevation.

FAMILY SHOWER ROOM A bright, well appointed family shower room benefitting from tiling to full height, fitted with a vanity wash basin with storage beneath, low level WC, shower cubicle with mains fed shower, extractor fan and large built-in linen storage cupboard. Window to rear elevation.

SEPARATE WC With tiling to half height, low flush WC and an opening window to side elevation.

SOUTH FACING MATURE REAR GARDEN The South facing rear garden is most certainly one of this homes special features due to it's generous size and private situation. Mainly laid to lawn with mature hedging and shrub borders, and a good size patio area. A pathway leads you down the garden where you will find a brick outbuilding and an additional lawned area. Most definitely a blank canvas for the new owners to landscape to their taste.

GARAGE AND DRIVEWAY PARKING



AGENTS NOTE:- A restrictive covenant applies to this property, which should be investigated with your legal representative.

LOCATION Shirley is a popular area for families due to being close to a host of leisure and retail facilities. 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 and cafes. 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. For those who need to commute to larger cities, Shirley offers regular, bus and train services and has the benefit of having the M42, M6, M5 and M40 right on the doorstep to travel further afield.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band D

ENERGY PERFORMANCE CERTIFICATE RATING: C We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





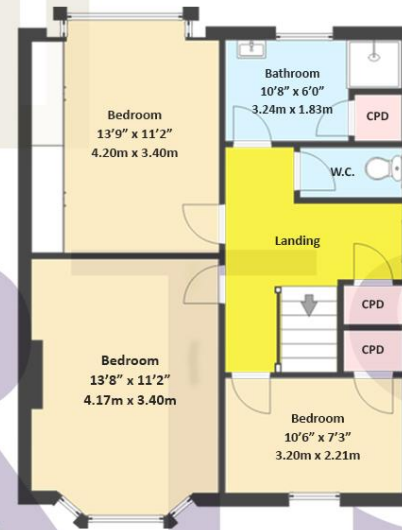
Internal Living Area 1,567 square feet / 145.50 square metres



Ground Floor



First Floor



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