





Harts are delighted to offer this four bedroom semi-detached home located within walking distance of Shirley High St so convenient for shopping and local amenities for all members of the family.

Extended and updated by the current owners during their time of ownership, this traditional home has a real warm, welcoming family feel throughout, and also offers plenty of outside space for entertaining and children's playtime.

LOCATION

Shirley is a popular suburb within the Solihull borough and has a large selection of leisure and retail facilities. Parkgate Shopping Centre offers a vast range of eating places and a good choice of shops for all tastes. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a range of superstores including Sainsbury's & Tesco, and a large retail park within a short drive. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

APPROACH The property is approached over a well-proportioned driveway leading to :-

ENTRANCE PORCH A useful entrance porch ideal for shoe and coat storage.

HALLWAY With stairs rising to the first floor and door through to the downstairs accommodation.

MODERN FITTED KITCHEN A bright and airy modern kitchen fitted with a range of white high gloss fronted eye and base level units and drawers with complementary work surfaces over, inset ceramic sink and drainer with mixer tap over, integrated AEG electric oven and microwave oven, large induction hob with extractor over, integrated fridge freezer, integrated dishwasher, integrated washing machine, inset downlighters, windows to front elevation and door through to an inner lobby which has access to the side of the property as well as the downstairs cloakroom.





DINING ROOM Conveniently placed right next to the kitchen the dining room has a lovely feature fireplace with marble surround and hearth and fitted with an electric fire, the room opens into:-

LIVING / FAMILY ROOM This extended part of the property is a fabulous addition to the home where all the family can relax and come together. It benefits from skylights and patio doors so has easy access on the raised decking area directly at the rear of the house.

DOWNSTAIRS CLOAKROOM Fitted with a white suite comprising low flush WC, hand basin, tiling to splashback areas, window to side elevation. This room houses the central heating boiler.

ON THE FIRST FLOOR

BEDROOM With window to front elevation.

BEDROOM With window to rear elevation.

BEDROOM The smallest of the four bedrooms would also lend itself to being utilised as a home office / study for those needing to work from home. Window to rear elevation.



FAMILY BATHROOM Being fully tiled and fitted with a white suite comprising panelled bath with shower over, hand basin with storage beneath, and low flush WC.

ON THE SECOND FLOOR

DUAL ASPECT MAIN BEDROOM A spacious main bedroom sits at the top of the house with windows to both front and rear elevations and with open walk-in hanging and storage space. Door to:-

EN SUITE Comprising low flush WC, hand basin, shower cubicle with electric shower over, tiling to splashback areas and skylight.

REAR GARDEN A spacious mature rear garden with a Southerly aspect which has a number of different areas to keep all of the family happy including a large gazebo (currently with hot tub which may be available by separate negotiation), large decked area for outside dining and entertaining, an additional paved terrace, wood-chipped play area with a fabulous treehouse, external lighting, garden sheds, wonderful summer / play house with power and lighting, garden water supply and side access through to the front driveway. Somewhere for all the family to enjoy.

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.







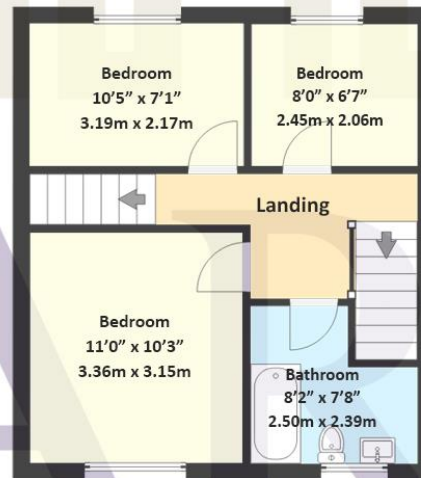
Total Internal Accommodation 114.02 square metres / 1,227 square feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Ground Floor



First Floor



Second Floor



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