

# Horton & Storey



Hurdis Road, Shirley, Solihull,

£265,000

# Property Features

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- Three Bedrooms
- Bathroom
- Conservatory
- Kitchen-Diner
- Off Road Parking
- Private Rear Garden

## Full Description

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### LOCAL AREA

Hurdis road is a popular residential road in Shirley. It has good transport links via car and being a short distance from Shirley Train Station makes it handy for commuters. Local shops near by and it is a short walk to the Parkgate centre in the middle of Shirley where there is a host of restaurants, shops, supermarkets and a gym

### APPROACH

Via a path on the front drive way leading to the front door.

### GROUND FLOOR

#### ENTRANCE HALL

A welcoming hallway with stairs leading to the first floor landing, central heating radiator, double glazed window to the side elevation and under stairs work space.

#### LOUNGE 10' 11" x 12' 5" (3.34m x 3.79m)

A bright and airy lounge with a double glazed window to the front elevation, central heating radiator and a wood burning stove.

#### KITCHEN/DINER 16' 10" x 11' 0" (5.14 max m x 3.36 max m)

A perfect space for entertaining and families, the kitchen area comprises of a range of wall and floor base units, sink with mixer tap and drainer, integrated oven, hob, over head extractor, plumbing for a washing machine and plumbing for a dishwasher. There is a cupboard housing the wall mounted central heating boiler, double glazed window to the rear elevation over looking the rear garden, central heating radiator in the dining area and a door leading to the conservatory.



**CONSERVATORY 9' 1" x 9' 9" (2.78m x 2.99m)**

Double patio doors leading to the rear garden.

**FIRST FLOOR**

**LANDING**

Double glazed window to the side elevation, doors leading to the bedrooms and bathroom.

**BEDROOM ONE 10' 11" x 10' 11" (3.34m x 3.35m)**

A double bedroom with a double glazed window to the rear elevation over looking the rear garden, central heating radiator and fitted wardrobes.

**BEDROOM TWO 10' 5" x 10' 10" (3.19m x 3.32m)**

Double glazed window to the front elevation, central heating radiator and two fitted wardrobes.

**BEDROOM THREE 7' 2" x 6' 0" (2.2m x 1.84m)**

A single bedroom with a double glazed window to the front elevation and central heating radiator.

**BATHROOM**

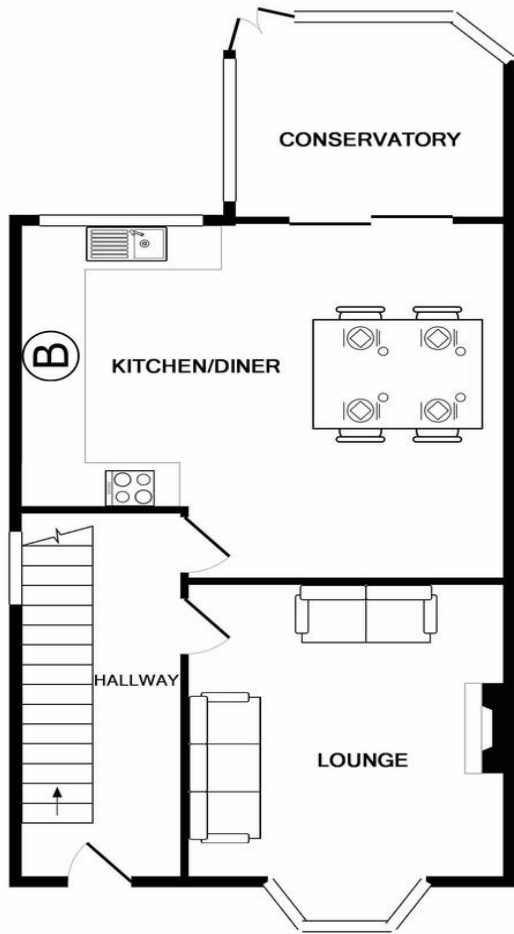
The bathroom suite comprises of a panelled bath with shower over, a sink, wc and central heating radiator. There is an obscure double glazed window to the rear elevation and tiling to the walls.

**OUTSIDE**

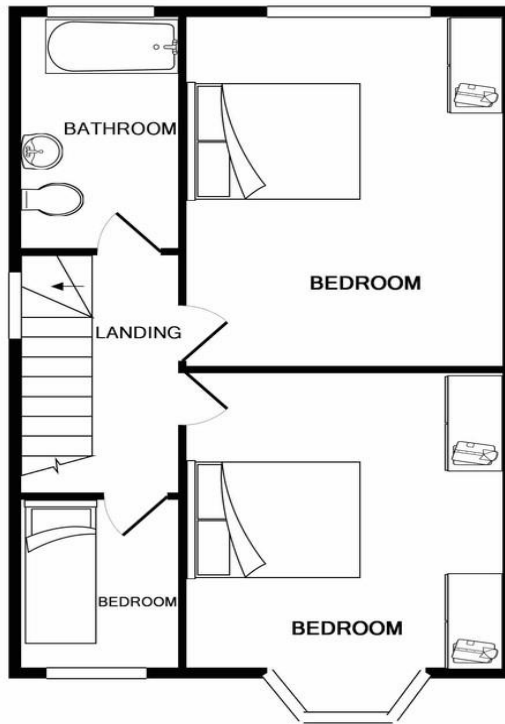
**REAR GARDEN**

The private rear garden is not over looked from the back and has a slabbed patio area, with steps leading down to a lawn, fencing to boundaries and a back gate leading to the rear access.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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