

# Horton & Storey



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Haslucks Croft, Shirley, Solihull,

Offers Over **£350,000**

# Property Features

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- FOUR BEDROOMS
- PRIVATE REAR GARDEN
- ENSUITE
- GARAGE
- KITCHEN DINER
- UTILITY ROOM
- THROUGH LOUNGE
- GUEST WC
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## Full Description

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### LOCAL AREA

Situated on a popular road in Shirley, this property has great access to transport links and local shops such as, bus stops, Solihull Train Station, M42, retails parks and Shirley High street. The High Street boasts national supermarkets down to independent shops so there is something for everyone.

### APPROACH

Via a block paved drive for two cars leading to the UPVC porch door.

### GROUND FLOOR

#### ENTRANCE HALL

A welcoming entrance hall with a storage cupboard, central heating radiator, stairs leading to the first floor landing and doors leading to the ground floor accommodation.

#### EXTENDED OPEN PLAN KITCHEN DINER 17' 8" x 18' 8" (5.4 max m x 5.7 max m)

This extended kitchen diner is the perfect space for families and entertaining! It consists of a range of wall and floor base units with roll top work surfaces incorporating a breakfast bar. There is an inset sink with mixer tap, space for a free standing range oven, integrated dishwasher, space for a dining table, a recess for a large fridge freezer, a double glazed window to the rear elevation a door leading to the utility room and double glazed patio doors leading to the rear garden. There are central heating radiators in the kitchen and the dining area.

#### THROUGH LOUNGE 27' 11" x 11' 0" (8.52 m x 3.36 m)

A spacious through lounge with a double glazed bay window to the front elevation, two central heating radiators, a gas fire with feature fireplace surrounding, a door leading to the entrance hall and an opening to the dining room.



## FIRST FLOOR

### LANDING

A bright landing with a double glazed window to the side elevation, doors off leading to the wc, bathroom, bedrooms and stairs to the second floor master bedroom.

### BEDROOM TWO 10' 9" x 14' 9" (3.3m x 4.5m)

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

### BEDROOM THREE 10' 9" x 14' 5" (3.3m x 4.4m)

A double bedroom with a central heating radiator and a double glazed window to the rear elevation enjoying views onto Camp Hill Rugby Club.

### BEDROOM FOUR 7' 10" x 12' 4" (2.41 max m x 3.76 max m)

This bedroom has been extended over the garage and has two double glazed windows to the front elevation and two central heating radiators.

### WC

Having a WC, an obscure double glazed window to the side elevation and a central heating radiator.

### BATHROOM

The suite comprises of a sink with vanity unit incorporated, a panelled bath with a shower over, an obscure double glazed window to the rear elevation and a chrome effect heated towel rail. The bathroom has tiling to splash prone areas with lino floor covering.

## SECOND FLOOR

### MASTER BEDROOM 14' 9" x 14' 9" (4.5m x 4.5m)

The large master bedroom is set on the second floor with a double glazed dormer window to the rear elevation, a Velux window to the front elevation, a central heating radiator and a door leading to the en-suite shower room.

### ENSUITE

The suite comprises of a WC, sink, corner shower unit, an obscure double glazed window to the rear elevation and a radiator. There is tiling to splash prone areas and an extractor fan.

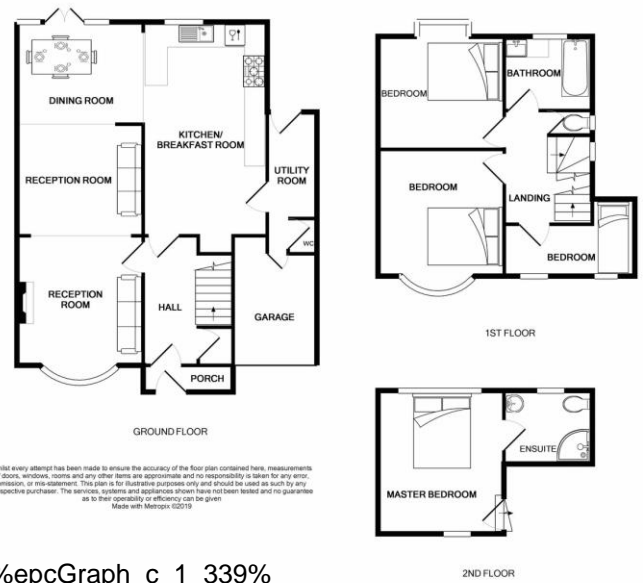
### OUTSIDE

#### PRIVATE REAR GARDEN

The rear garden is not overlooked and has a patio area



leading to a lawn. There is fencing to boundaries with a wooden decked area to the rear and a rear gate leading onto Camp Hill Rugby Club if Rugby is your thing!



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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