

Horton & Storey



Haslucks Green Road, Shirley, Solihull,

Offers In Excess Of **£325,000**

Property Features

- Three Double Bedrooms
- Two Reception Rooms
- Large Driveway
- Private Rear Garden
- Convenient Location
- **PLANNING PERMISSION FOR TWO STOREY EXTENSION**

Full Description

LOCAL AREA Situated on a popular road in Shirley, this property has great access to transport links and local shops such as; bus stops, Shirley train station, M42 motorway network, retail parks and Shirley High street. The High Street boasts a range of national supermarkets to independent shops. There is something for everyone.

APPROACH Via a large block paved drive for several cars leading you to the inner porch.

GROUND FLOOR

ENTRANCE HALL A welcoming entrance hall with doors to the ground floor rooms, stairs leading to the first floor landing, built in storage cupboard and a vertical panelled central heating radiator.

RECEPTION ROOM ONE 11' 1" x 16' 4" (3.4m x 5.0m)
Having a double glazed bay window to the front elevation, central heating radiator, tv and light points.

RECEPTION ROOM TWO 11' 1" x 13' 9" (3.4m x 4.2m)
Benefiting from sliding double glazed patio doors to the rear elevation leading to the rear garden, a wall mounted fire and a horizontal panelled central heating radiator.

REFITTED KITCHEN 7' 10" x 11' 9" (2.4m x 3.6m) A modern kitchen with a range of high gloss wall and floor base units with roll top gloss work surface over incorporating a granite sink with mixer tap and drainer, a gas hob with Hotpoint electric oven beneath and stainless steel Hotpoint extractor over. The kitchen is also fitted with under-cupboard lighting, plumbing for a dishwasher, space for American style fridge freezer and a double glazed window to rear elevation.



UTILITY ROOM 6' 2" x 20' 0" (1.9m x 6.1m) A useful area housing a sink with mixer tap and floor base unit, plumbing for a washing machine, space for a tumble dryer, a wall mounted Vaillant central heating boiler, a double glazed door leading to the rear garden, a wall mounted air conditioning unit and a door leading to the ground floor wc.

GUEST WC A low level flush WC and a ceiling light point.

FIRST FLOOR

LANDING Doors leading to the first floor rooms, double glazed window to the side elevation and a loft hatch with a pull down ladder giving access to the boarded loft.

BEDROOM ONE 11' 1" x 15' 8" (3.4m x 4.8m) Having a range of fitted wardrobes, a double glazed bay window to the front elevation and a central heating radiator.

BEDROOM TWO 9' 2" x 13' 9" (2.8m x 4.2m) Set at the rear of the property comprising of a range of fitted wardrobes, a double glaze window to the rear elevation over looking the rear garden and a central heating radiator.

BEDROOM THREE 8' 10" x 9' 2" (2.7m x 2.8m) Another double bedroom with a double glazed window to the front elevation, central heating radiator and a door leading to a large storage cupboard.

BATHROOM The suite comprises of a corner bath with shower over, a range of wall and floor base units with an inset sink. There is an obscure double glazed window to the rear elevation and a central heating radiator. There is tiling to the floor and walls.

WC An obscure double glazed window to the side elevation, a low level wc and tiling to the floor and walls.

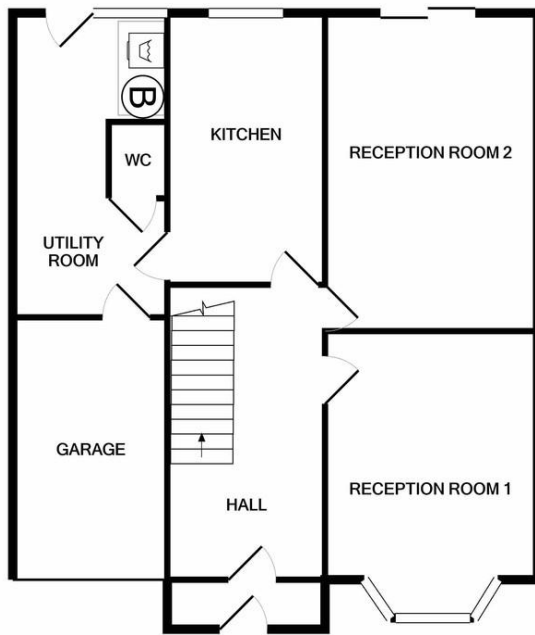
OUTSIDE

REAR GARDEN A private rear garden that is not overlooked from the rear with a paved patio area leading to the large lawn with fencing to boundaries and mature trees.

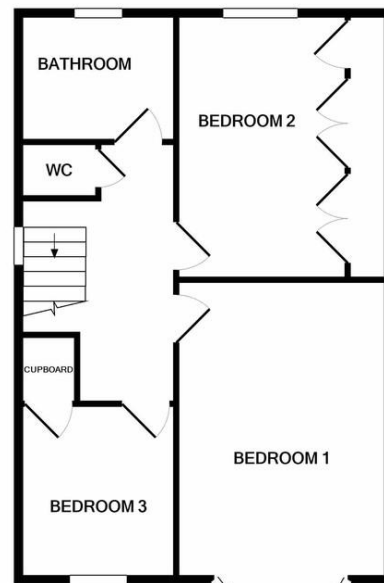
GARAGE 7' 2" x 13' 9" (2.2m x 4.2m) A useful room with electric roller shutter doors and an obscure double glazed window to side elevation.

PLANNING PERMISSION The property benefits from having approved planning permission for a two storey rear extension ref: PL/2018/01599/MINFHO





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