

Horton & Storey



Haslucks Croft, Shirley, Solihull,

Offers Over **£335,000**

Property Features

- Close To Amenities
- Quiet Location
- Refitted Bathroom
- Two Reception Rooms
- Three Bedrooms
- Kitchen
- Utility Room
- Private South Facing Rear Garden
- Must View

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 brick paved drive way with parking for multiple cars leading to the porch.

GROUND FLOOR

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

DINING ROOM 11' 3" x 15' 5" (3.44m x 4.72m) Having a large double glazed bay window to the front elevation, a feature brick fire place with inset fire and a central heating radiator.

LOUNGE 11' 0" x 15' 0" (3.36m x 4.58m) Set to the rear of the property with a set of double glazed sliding patio doors leading onto the rear patio and a central heating radiator.



KITCHEN 8' 5" x 8' 6" (2.58m x 2.6m) The kitchen comprises of a range of wall and floor base units, roll top work surfaces incorporating an inset sink with mixer tap and an integrated electric hob. There is an integrated oven, space for a dishwasher or under counter fridge, tiling to splash prone areas, a double glazed window over looking the rear garden, central heating radiator and a door leading to the utility room.



UTILITY ROOM 6' 3" x 18' 8" (1.93m x 5.7m) A useful room for any family home, benefiting from a range of floor base units with work surface over incorporating an inset sink, and space for a washing machine and tumble drier. There are doors to the garage, WC, storage cupboard and double glazed patio doors leading to the rear garden.



FIRST FLOOR

LANDING a bright landing with a double glazed window to the side elevation and doors leading to the first floor accommodation.

REFITTED FAMILY BATHROOM This recently installed luxurious bathroom comprises of a low level flush wc, sink with vanity unit under, a panelled bath with mixer tap and a double walk in shower cubical with 'monsoon' shower head over. There is tiling to splash prone areas, a wall mounted radiator and two obscure double glazed windows.



BEDROOM ONE 11' 7" x 15' 3" (3.54m x 4.65m) A double bedroom with a large double glazed bay window to the front elevation and a central heating radiator.

BEDROOM TWO 10' 9" x 14' 5" (3.3m x 4.4m) Another double bedroom with a double glazed box bay window to the rear elevation and a central heating radiator.

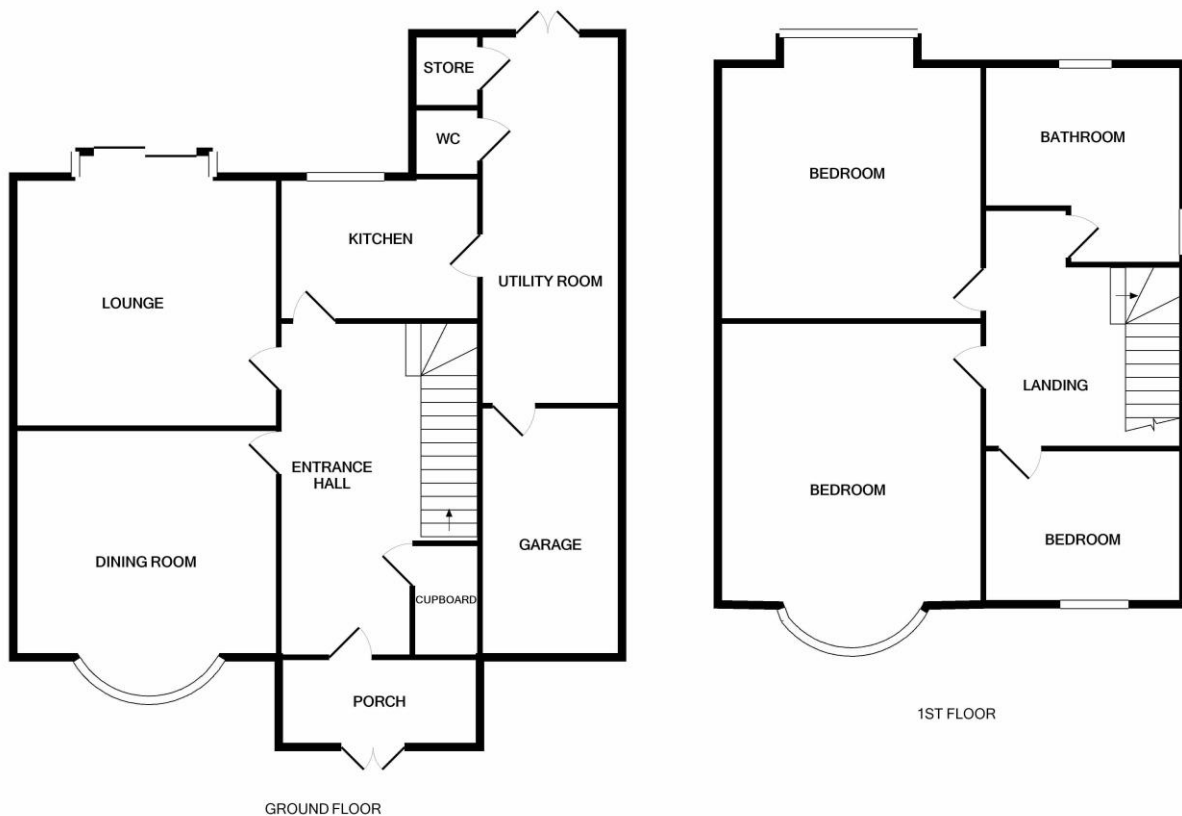


BEDROOM THREE 6' 7" x 9' 1" (2.01m x 2.78m) A generous single bedroom with a double glazed window to the front elevation and a central heating radiator.

OUTSIDE

SOUTH FACING REAR GARDEN One of the many selling features for the property is this private, south facing rear garden. The garden benefits from backing onto Camp Hill Rugby Club so you are not overlooked from the rear. There is a large patio area leading to the lawn which has mature borders around it and there is fencing to the boundaries.

GARAGE 7' 10" x 15' 5" (2.4m x 4.72m)



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
Made with Metropix ©2020

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

179 Stratford Road, Shirley, Solihull, West Midlands, B90 3AU

www.hortonstorey.com
sales@hortonstorey.com
01216630099