

Horton & Storey



Hawkesbury Road, Shirley, Solihull,

£440,000

Property Features

- Five Bedrooms
- Two Reception Rooms
- Kitchen
- Utility Room
- Bathroom
- Large Driveway
- Private Rear Garden
- Ground Floor Shower Room

Full Description

LOCAL AREA One of the many selling features for this property is that it is in such close proximity to Shirley Train Station so it is ideal for commuters. There is also a wide range of local amenities near by and access to transport links via car such as the M42 motorway, Birmingham international Train Station and Birmingham International Airport.

APPROACH Via the large driveway leading to the front door.

GROUND FLOOR

ENTRANCE HALL A welcoming entrance hall with stairs leading to the first floor landing, two storage cupboards under the stairs, a central heating radiator and doors leading to the ground floor rooms.

DUAL ASPECT LOUNGE 10' 11" x 23' 3" (3.35m x 7.11m)
A large bright lounge with a double glazed window to the front elevation and a set of double glazed patio doors to the rear elevation leading onto the rear garden. There is a gas fire with a feature fireplace and a central heating radiator.

DINING ROOM 8' 5" x 12' 11" (2.57m x 3.94m) Having a double glazed window to the front elevation and a central heating radiator.



KITCHEN 7' 10" x 13' 5" (2.41m x 4.09m) A modern fitted kitchen comprising of a range of high gloss wall and floor base units with an integrated dishwasher and worksurfaces over incorporating an inset sink with mixer tap. There is space for a freestanding range oven benefitting from a 5 ring burner gas hob, complimentary tiling to splash backs, a central heating radiator and to the rear elevation there is a double glazed window over looking the rear garden.



UTILITY ROOM 8' 5" x 11' 3" (2.57m x 3.43m) A handy room for all family houses benefitting from floor base units with an inset sink and space for a washing machine under. There is a double glazed door and window to the rear elevation, a central heating radiator, space for an american style fridge freezer and a door leading to the ground floor shower room.



SHOWER ROOM An additional bathroom is a must for such a large property, the shower room comprises of a shower cubicle, sink and wc. There is an obscure double glazed window to the side elevation, tiling to splash prone areas and a central heating radiator.

FIRST FLOOR

LANDING A split level landing that provides access to the five bedrooms and the family bathroom.

BEDROOM ONE 9' 10" x 12' 2" (3.0m x 3.71m) Having a range of fitted wardrobes, a double glazed window to the front elevation and a central heating radiator.



BEDROOM TWO 10' 0" x 11' 0" (3.06m x 3.36m) A double glazed window to the rear elevation and a central heating radiator.

BEDROOM THREE 8' 5" x 12' 0" (2.58m x 3.66m) Forming part of the extension this double bedroom has a double glazed window to the rear elevation and a central heating radiator.



BEDROOM FOUR 8' 4" x 12' 0" (2.56m x 3.67m)

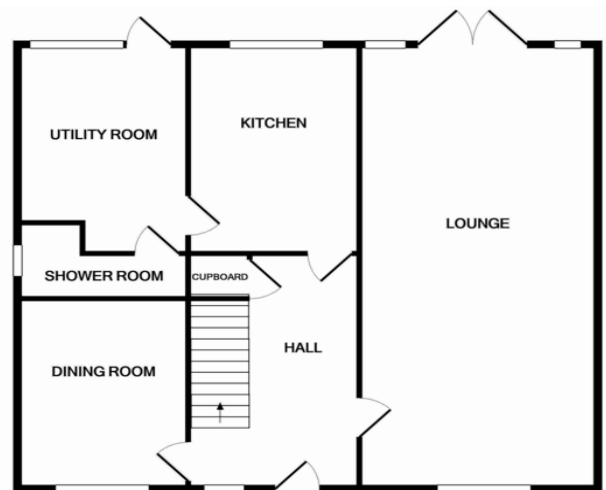
Forming part of the extension is another double bedroom with a double glazed window to the front elevation and a central heating radiator.

BEDROOM FIVE 7' 7" x 8' 4" (2.33m x 2.55m)

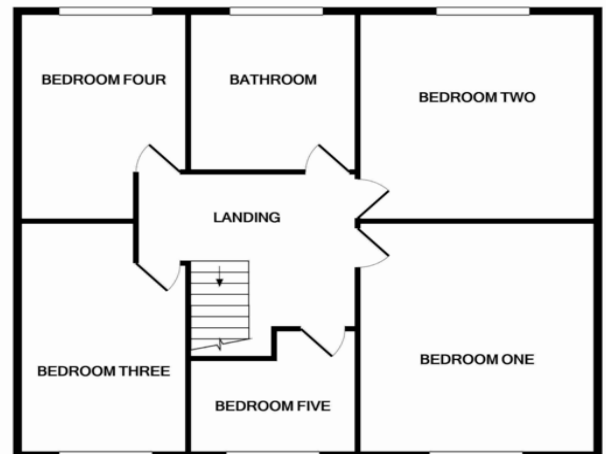
A generous sized single bedroom that can be used as a home office has a double glazed window to the front elevation and a central heating radiator.

FAMILY BATHROOM The family bathroom comprises of a bath with mixer tap and shower hose attachment, a sink, wc and a separate double shower cubicle. There is tiling to splash prone areas, an obscure double glazed window to the rear elevation and a central heating radiator.

GARDEN This property benefits from a large private rear garden that is ideal for families and entertaining. There is a slabbed patio area, mature shrubs and bushes surrounding a manicured lawn that leads to the private rear decking area. There is also side access with a gate leading to the front of the property.



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

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