

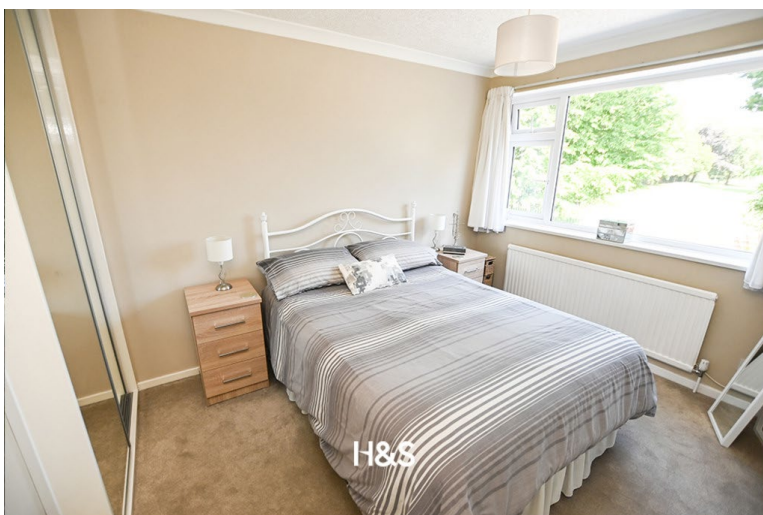


**Horton
& Storey**

HARGRAVE ROAD, SHIRLEY.

£425,000





APPROACH

A fantastic opportunity to purchase this three bedroom detached home with potential. The property is located at the end of a row of detached homes on Hargrave Road offering scope for side extension (subject to relevant planning and building regulation approval). The property is set back from Hargrave Road and enjoys a large frontage with a brick boundary opening to brick freeway for multiple cars and large laid lawn, boundaries have half wooden fences with gravel boards and concrete posts. This sloping driveway leads up the front door with is obscure and lead lined;

HALLWAY

Stairs to first floor accommodation, doors to lounge and breakfast kitchen;

LOUNGE 15' 10" x 10' 11" (4.85m x 3.34m)

Two double glazed lead lined windows (one bay) to the front elevation, feature electric fire with hearth, wooden effect laminate flooring, wall mounted central radiator and coving to ceiling;

KITCHEN 15' 10" x 10' 9" (4.83m x 3.29m)

Laminate flooring, leading to tiling to floors, stainless



Recently with a new tap and a symmetrical pattern and a new electric hob with an extractor fan and a stainless steel and base units with doors, top and surfaces over, wall mounted central heating radiator, recess for washing machine, double glazed window to rear elevation; side access to the garden with a covered fridge freezer area;

DINING ROOM EXTENSION 8' 0" x 11' 1" (2.46m x 3.39m)

Having a wall mounted central heating radiator, double glazed window to the side elevation, sliding doors to the rear garden and door into the utility;



UTILITY 7' 9" x 4' 3" (2.37m x 1.32m)

A double glazed window to the side elevation, recess for fridge, wall and base units and door to the garage;

FIRST FLOOR LANDING

Doors to bedrooms and family bathroom;

BEDROOM ONE 11' 0" x 8' 6" (3.37m x 2.6m)

A double glazed lead lined window to the front elevation, wall mounted central heating radiator and a built in wardrobe with mirrored sliding doors;



BEDROOM TWO 11' 0" x 8' 6" (3.37m x 2.6m)

A double glazed window to the rear elevation, wall mounted central heating radiator, built in wardrobe with mirrored sliding doors and opening to loft hatch;

BEDROOM THREE 8' 0" x 6' 11" (2.46m x 2.11m)

A double glazed lead lined window to the front elevation and wall mounted central heating radiator;

FAMILY BATHROOM

The suite comprises of a pedestal sink, close coupled w.c., panel bath with shower screen and mains fed shower over. Tiling to walls and obscure glazed window to rear elevation. There is an airing cupboard with a Vaillant Ecotec Pro 28 combination boiler situated.

GARAGE 16' 3" x 7' 10" (4.97m x 2.4m)

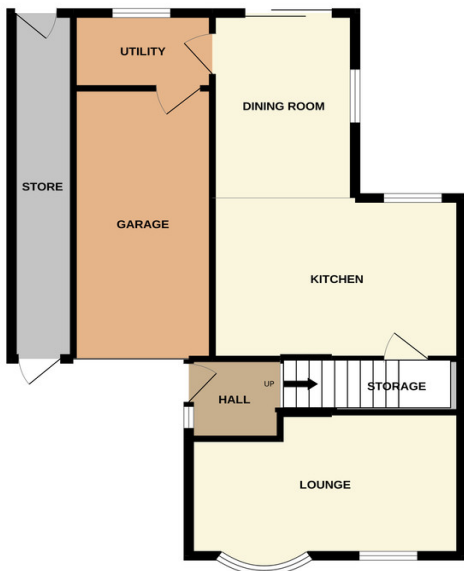
Aluminium up and over door;

SIDE PASSAGE 20' 3" x 3' 9" (6.18m x 1.15m)

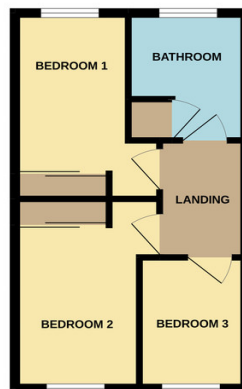
Obscure double glazed door to the front and double glazed door to the rear leading to rear garden;



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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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