



Haslucks Green Road, Shirley

Offers Around £369,000

- PORCH & HALLWAY
- DINING ROOM
- EXTENDED REFITTED KITCHEN
- THREE BEDROOMS
- SIDE GARAGE & DRIVEWAY
- LOUNGE
- GROUND FLOOR SHOWER ROOM
- CONSERVATORY
- FIRST FLOOR SHOWER ROOM
- SOUTH FACING REAR GARDEN

This well situated and extended semi detached property is located on Haslucks Green Road which is one of the main arterial roads that leads into the town centre of Shirley.

We are advised that the property is situated within the catchment area for Light Hall School which can be found in Hathaway Road, with infant schooling being at nearby Burman Infant School in Velsheda Road, and junior schooling is at Haslucks Green Junior School in Haslucks Green Road. Also nearby, on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although all education facilities are subject to confirmation from the Education Department.

The main Stratford Road is within walking distance of the property and here one will find an excellent array of shopping facilities ranging from small speciality and convenience stores to choice of major supermarkets including Asda and Parkgate and Superstores on the Retail Park. There are a wide choice of restaurants along the Stratford Road and a thriving business community, which extends down to the Cranmore, Widney and Monkspath Business Parks, and beyond here to the presently under construction Provident Office and Blythe Valley Business Parks which straddle the junction of the M42 motorway, approximately 3 miles from the property. A short journey down the motorway will bring you to Birmingham International Airport and Railway Station and the National Exhibition Centre.

Shirley Railway Station is really close to the property and offers regular services into Birmingham City Centre and Stratford upon Avon.

An excellent location therefore for this extended house which sits back from the road behind a front driveway that leads to a composite front door that opens to the

PORCH

Having ceiling light point and door opening to the

RECEPTION HALLWAY

Having two ceiling light points, personnel door to the garage, cloaks storage cupboard, staircase rising to the first floor with storage cupboard under

DINING ROOM

13'0" into bay x 10'10" (3.96m into bay x 3.30m)

Having UPVC double glazed bay window to the front, feature fireplace, ceiling light point and central heating radiator

LOUNGE

13'7" into bay x 10'10" (4.14m into bay x 3.30m)

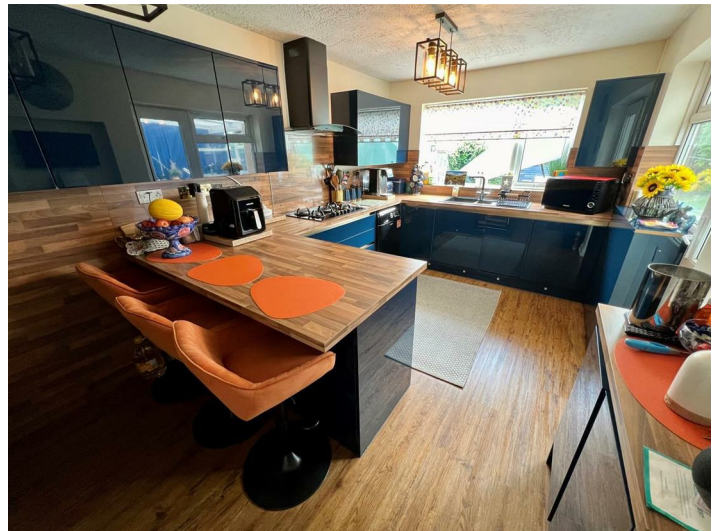
Having sliding double glazed patio style doors to the rear garden, ceiling light point and central heating radiator

EXTENDED BREAKFAST KITCHEN

17'9" max x 9'2" (5.41m max x 2.79m)

Having UPVC double glazed window to the rear and UPVC double glazed door to the conservatory, two ceiling light points, central heating radiator, pantry storage cupboard and being fitted with a range of modern high gloss fronted wall and base mounted storage units with work surfaces over having inset sink and drainer, peninsular breakfast bar, inset

gas hob with extractor canopy over, two electric double ovens, integrated fridge freezer and space with plumbing a dishwasher



CONSERVATORY

8'7" x 7'8" (2.62m x 2.34m)

Having UPVC double glazed windows to the side and rear and matching door opening to the rear garden, ceiling light point

GROUND FLOOR SHOWER ROOM

Having UPVC double glazed window to the rear, ceiling light point, full height wall tiling, quadrant shower cubicle, wash hand basin and low level WC

FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point, over bulkhead storage cupboard and doors off to three bedrooms and shower room

BEDROOM ONE

13'3" into bay x 11'1" max (4.04m into bay x 3.38m max)

Having UPVC double glazed box bay window to the rear, ceiling light point and central heating radiator

BEDROOM TWO

13'9" into bay x 11'1" max (4.19m into bay x 3.38m max)



Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator

BEDROOM THREE

7'0" x 6'3" (2.13m x 1.91m)

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

SHOWER ROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, tandem enclosure with multi-jet shower, concealed cistern WC and pedestal wash hand basin

SIDE GARAGE

15'3" x 7'7" (4.65m x 2.31m)

Having doors to the front driveway

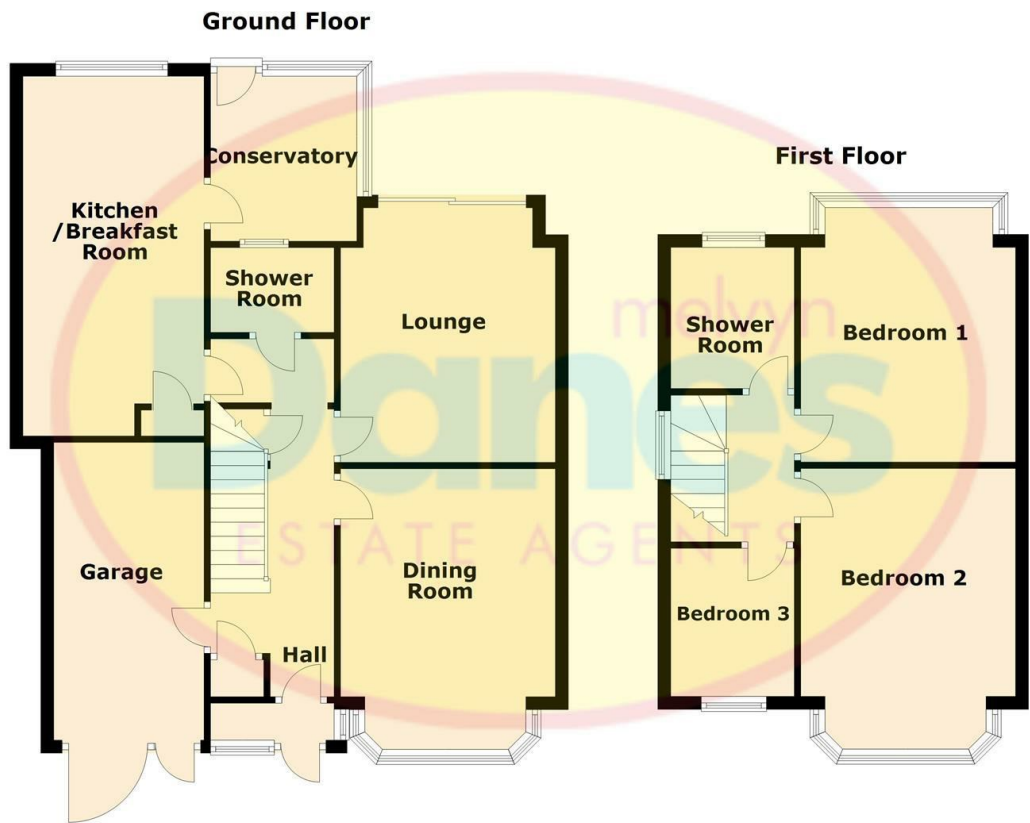
SOUTH FACING REAR GARDEN



Having paved patio area with lawn beyond having defined boundaries and garden shed

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE: We are advised that the property is Freehold

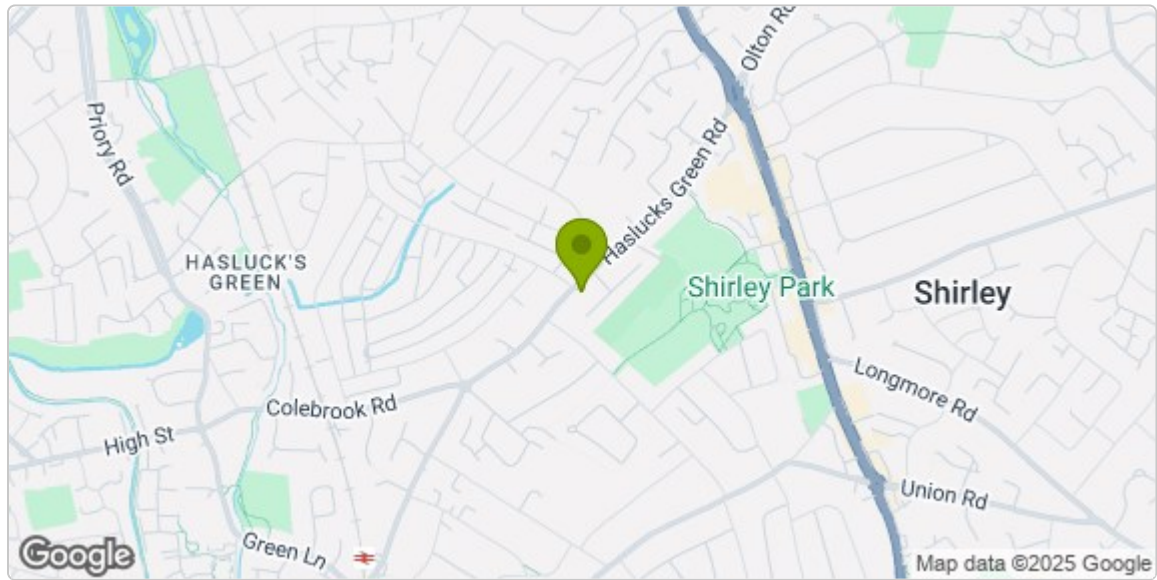
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 16/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



Full Postal Address:
161 Haslucks Green Road
Shirley Solihull B90 2LG

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	