



Haslucks Green Road, Shirley

Offers Around £389,950

- ENTRANCE PORCH
- L SHAPED LOUNGE DINER
- KITCHEN
- THREE DOUBLE BEDROOMS
- INTEGRAL GARAGE & DRIVE
- RECEPTION HALLWAY
- CONSERVATORY
- GROUND FLOOR SHOWER ROOM
- BATHROOM & SEP WC
- REAR GARDEN

Majors Green is a pleasant backwater nestled between Shirley and Hollywood. Falling within Bromsgrove Rural District Council with junior and infant schooling catered for at The Coppice school, with senior schooling at Woodrush High School on the same campus.

Very close to the property is Whitlocks End Railway Station, which offers commuter services between Stratford upon Avon and Birmingham. There are extensive parking facilities at the station and regular services during peak travelling hours. Easy access from the property by foot will bring you to the Stratford upon Avon canal, with its towpath walks system, and the Worcestershire footpath routes, making very pleasant countryside walks close by.

The main shopping area in Shirley is some two miles distant on the main A34 Stratford Road, and here one will find an excellent array of shops ranging from small speciality and convenience stores, to a choice of major supermarkets and superstores on the Retail Park. There is a large choice of restaurants and hostelrys, together with a thriving business community which extends down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks. Beyond here is the Blythe Valley Business Park which sits on the junction of the M42 motorway, a short journey down which will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

An ideal location therefore for this extended detached house which sits back from the road behind a full width block paved driveway which provides parking for a number of vehicles. A part glazed front door opens to the

ENTRANCE PORCH

Having courtesy door to the garage, ceiling light point, ceramic tiled flooring, window to the side and front door opening to the

RECEPTION HALLWAY

Having central heating radiator, ceiling light point, staircase rising to the first floor accommodation, sealed unit window to the front and doors opening to the lounge and kitchen

L SHAPED LOUNGE DINER

20'7" max (11'1" min) x 15'8" max (7'3" min)



Having ceiling light point, two central heating radiators, coved cornice to the ceiling, four wall light points, laminate flooring to the dining area, UPVC double glazed doors to the rear, part glazed doors opening to the kitchen and sliding double glazed doors opening to the



CONSERVATORY

11'4" max x 8'0" max (3.45m max x 2.44m max)



Having UPVC double glazed windows overlooking the rear, ceramic tiled flooring and double opening doors to the rear garden

KITCHEN

12'1" x 9'1" (3.68m x 2.77m)

Having window and door to the side passageway, recessed ceiling spotlights, central heating radiator, ceramic tiled flooring and being fitted with a range of modern wall and base mounted storage units with work surfaces over incorporating sink and drainer with mixer tap, space for range style oven with extractor canopy over, integrated fridge and freezer, concealed plumbing for washing machine and washing machine

SIDE PASSAGEWAY

Having door to the rear garden, wall light point and door opening to the

SHOWER ROOM

Having two wall light points, low level WC, vanity wash hand basin, shower cubicle, full height wall tiling and central heating radiator

FIRST FLOOR LANDING

Having ceiling light point, sealed unit double glazed window to the front, loft hatch access and doors off to **THREE BEDROOMS, BATHROOM & SEPARATE WC**

BEDROOM ONE
15'8" max x 11'1" max



Having ceiling light point, UPVC double glazed window to the rear, central heating radiator and built in wardrobes providing hanging rail and shelf storage

BEDROOM TWO
12'4" x 10'1" (3.76m x 3.07m)



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

BEDROOM THREE
9'1" x 7'4" (2.77m x 2.24m)

Having double glazed window to the rear, ceiling light point, central heating radiator and laminate wooden flooring

BATHROOM



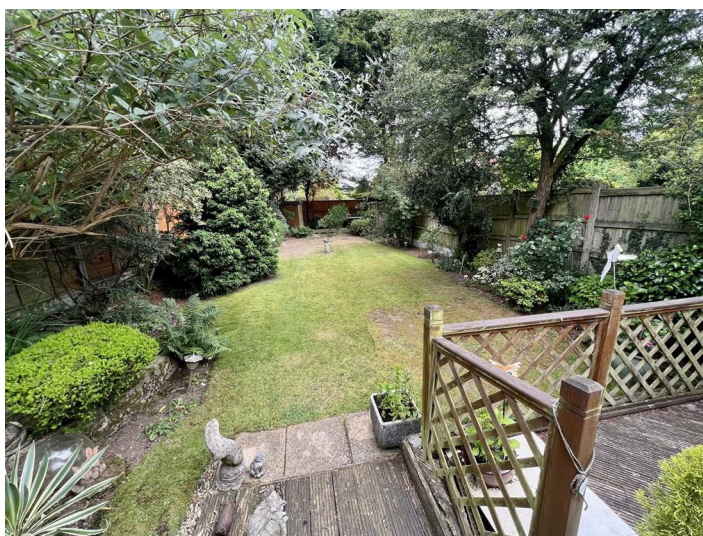
Having double glazed window to the side, ceiling light point, central heating radiator, panelled bath and pedestal wash hand basin

SEAPRATE WC

Having double glazed window to the side, ceiling light point and mid level WC

OUTSIDE

REAR GARDEN



Having decked patio area with outside light, additional raised deck with balustrading and lawn beyond with shaped edged borders, additional paved patio area, defined boundaries and open access to the

GATED SIDE YARD

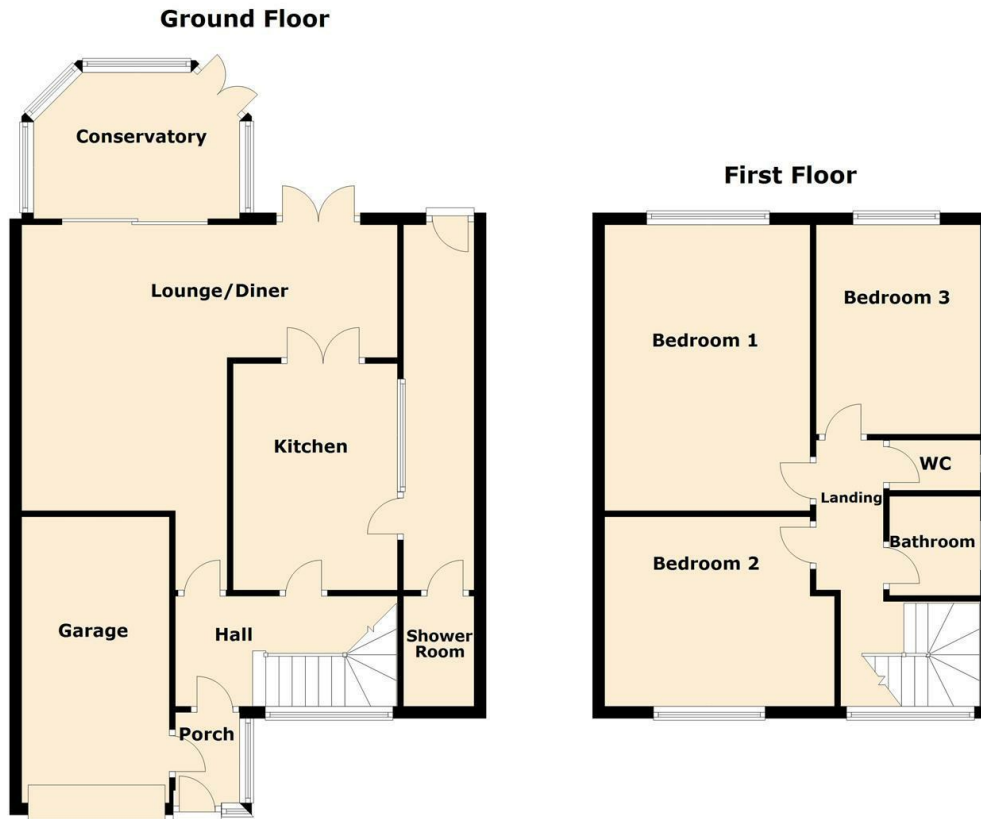
Suitable for a boat, car or smaller caravan

INTEGRAL GARAGE
15'8" x 8'0" (4.78m x 2.44m)

Having up and over door to the front driveway, light, power and wall mounted combi boiler

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.



LOCATION From our Shirley Office proceed straight over the A34 Stratford Road into School Road. At the T junction bear left to adjoin Bills Lane. Follow Bills Lane to the T junction bearing left to adjoin Haslucks Green Road. Follow Haslucks Green Road over the hump back bridge where the property can be found on the right hand side as identified by our Agent's For Sale Board.

COUNCIL TAX - Band E

TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

VIEWING

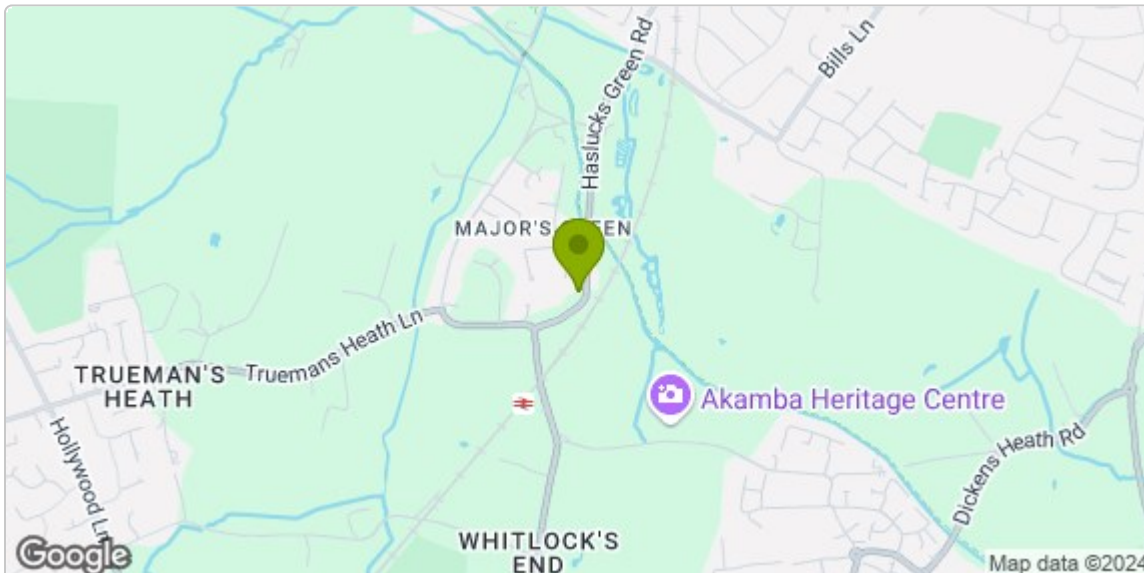
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
 524 Haslucks Green Road
 Shirley Solihull B90 1DS

Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	