



# Haslucks Green Road, Shirley

## Offers Around £545,950

- PORCH & HALLWAY
- LOUNGE
- CONSERVATORY
- UTILITY ROOM
- BATHROOM
- GUEST CLOAKS WC
- DINING AREA
- BREAKFAST ROOM & KITCHEN
- FOUR BEDROOMS
- DELIGHTFUL REAR GARDEN

This well situated and much extended detached property is located on Haslucks Green Road which is one of the main arterial roads that leads into the town centre of Shirley. The property is presented in a fairly unique style and requires immediate internal inspection to appreciate the thought and effort the current owners have put into creating this superb family home.

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 detached house which sits back from the roadside behind a full width block set front driveway with conifer screening to the front. Double opening part glazed doors with side coach lamp point provide access to the

### **PORCH ENTRANCE**



Having feature leaded stained glass windows to the front and side, quarry tiled flooring and front door with inset stained glass panels opening to the

### **WELCOMING RECEPTION HALLWAY**



Having tiled flooring, cast iron radiator, staircase rising to the first floor with runner style carpet and traditional stair rods, two windows to the side, ceiling light point, open access to the breakfast room, door to the guest cloaks WC and feature art deco style 'sunburst' door opening to the lounge

### **GUEST CLOAKS WC**

Having ceiling spotlight, wall mounted wash hand basin and low level WC

### **LOUNGE AREA**

**13'9" into bay x 12'0" max (4.19m into bay x 3.66m max)**



Having UPVC double glazed bay window to the front with stained glass effect toplights, feature art deco wooden fire surround and polished detailed inset with living flame effect gas fire, double dad rail, central heating radiator, wooden flooring and open access to the dining area

### DINING AREA

15'8" into bay x 10'0" max (4.78m into bay x 3.05m max)



Having UPVC double glazed windows to both sides and double opening doors opening to the conservatory, double dado rail, wooden flooring, central heating radiator and ceiling light point

### CONSERVATORY

9'8" x 8'0" (2.95m x 2.44m)



Having UPVC double glazed windows and double opening doors to the rear garden, ceiling light point and tiled flooring

### BREAKFAST ROOM

8'5" x 7'5" (2.57m x 2.26m)



Having flagstone style tiled flooring, ceiling light point, two wall light points, open access to the kitchen, door to the utility room and built in pew style corner seating with storage under

### KITCHEN

13'9" x 10'2" (4.19m x 3.10m)



Having UPVC double glazed window and double opening doors to the rear garden ceiling light point, two central heating radiators, courtesy door to the garage, flagstone style tiled flooring, storage units with 'quartz' work surfaces over, sink and drainer, range style oven with feature exposed brick surround with extractor and concealed lighting over, central island unit and additional dresser style unit



**UTILITY ROOM**  
**6'8" x 4'6" (2.03m x 1.37m)**



Having UPVC double glazed window to the rear, 'Belfast' style sink, wooden work surfaces, space and plumbing for automatic washing machine, glazed linen cupboard and ceiling light point

**FIRST FLOOR LANDING**



Having ceiling light point, cast iron radiator, loft hatch access and doors radiating off to four bedrooms and bathroom

**BEDROOM ONE**  
**15'0" into bay x 12'0" max (4.57m into bay x 3.66m max)**



Having UPVC double glazed bay window to the front, ceiling light point, decorative fireplace with cast iron inset, central heating radiator, painted floorboard and built in wardrobes

**BEDROOM TWO**  
**11'9" x 10'4" (3.58m x 3.15m)**



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

**BEDROOM THREE**  
**16'1" max x 10'0" overall (4.90m max x 3.05m overall)**



Having UPVC double glazed windows to the front and rear, ceiling light point, central heating radiator, built in wardrobes and laminate wooden flooring

**BEDROOM FOUR**  
**8'3" x 5'11" (2.51m x 1.80m)**

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

## BATHROOM



Having UPVC double glazed window to the rear, tiled flooring, ceiling light point, cast iron effect radiator with heated towel rail surround, full height art deco style wall tiling, slipper bath with telephonic mixer shower tap over, shaped traditional style wash hand basin and WC, large walk in corner shower cubicle with glazed doors and screen

## DELIGHTFUL REAR GARDEN



Being a particularly attractive feature of the property and having blue brick yard area with outside tap and power supply, raised riven slabbed patio area with decorative wall behind and mature lilac tree, lawn with defined boundaries, side access/store and garden shed. A ranch style fence runs behind the garden shed and defines the end of the garden as stated on the title plan. To the rear of the garden is a an additional parcel of land that has an absentee owner and the current owners have used for in excess of 20 years as their own and have constructed a cabin on for their own use. Any new owner could apply over time to the land registry to assume ownership of this land if they chose to.





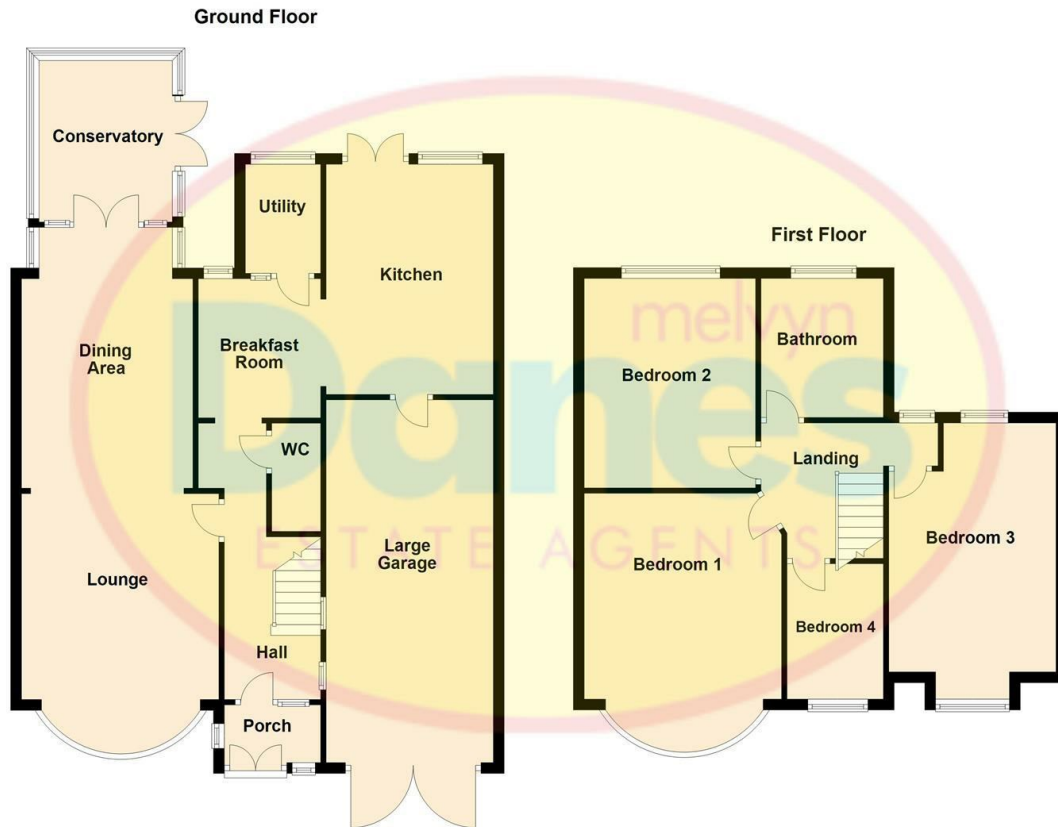
**LARGE SIDE GARAGE**

**21'4" x 10'2" (6.50m x 3.10m)**

Having double opening doors to the front driveway, light and power

## 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 along the A34 Stratford Road towards Hall Green. At the Haslucks Green Road island turn left into Haslucks Green Road proceeding along the road where 280 can be found on the left hand side.

### TENURE

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

### COUNCIL TAX

We understand that the property is in council tax band E

### VIEWING

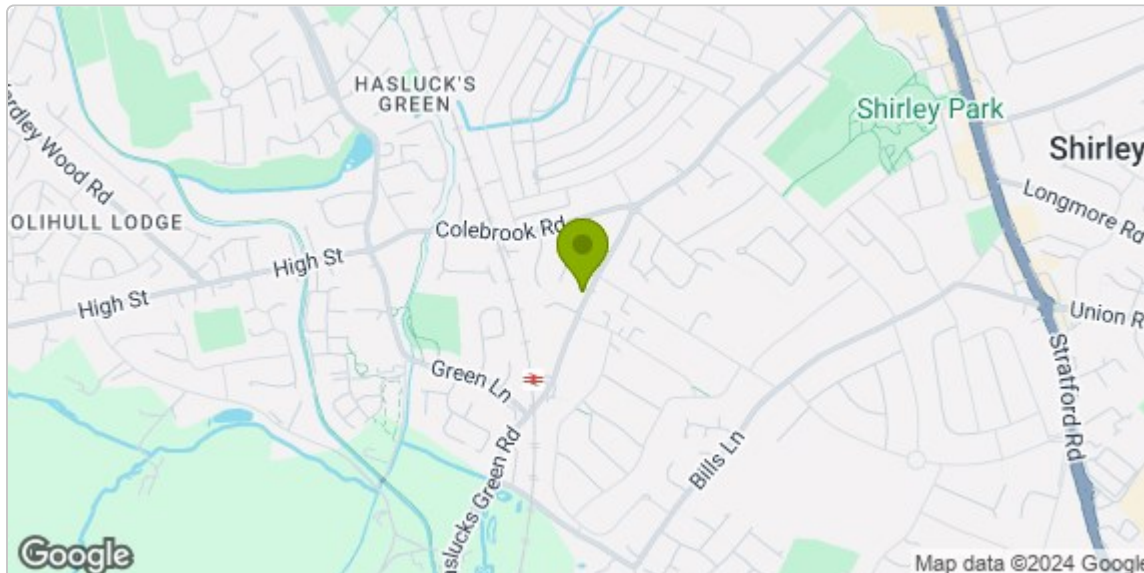
By appointment only please with the Shirley office on 0121 744 2801.

### 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:**  
**280 Haslucks Green Road**  
**Shirley Solihull B90 2LT**

**Council Tax Band: E**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk