



176 HURDIS ROAD, SHIRLEY, SOLIHULL, B90 2DN
PURCHASE PRICE £239,950





PROPERTY OVERVIEW

Situated in a most popular location an ideal opportunity to purchase this three bedroom semi detached property offered with no upward chain. The property has been well maintained and benefits from gas central heating, double glazing and has the added attraction of a refitted modern shower room and private garden. The property is well located for local shops, schools and public transport and briefly comprises of:- enclosed porch, entrance hall, attractive lounge, dining room, kitchen, three bedrooms, modern refitted bathroom, private garden and off road parking to the front. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the wide block paved driveway to:-

ENCLOSED PORCH

With UPVC double opening doors and further door giving access through to:-

ENTRANCE HALL

With central heating radiator with radiator cover, useful understairs cupboard, leading off:-

ATTRACTIVE LOUNGE

15' 3" x 10' 5" (4.67m x 3.18 (max)m) Having a feature marble fireplace incorporating a living flame coal effect gas fire, coved coricing, power points, TV point, double central heating radiator and double glazed bay window to the front.

DINING ROOM (REAR)

13' 0" x 10' 5" (3.97m x 3.18m) Feature marble fireplace incorporating a living flame coal effect gas fire, coved coricing, large UPVC double glazed window overlooking the rear garden, double central heating radiator and power points.



KITCHEN

8' 5" x 6' 0" (2.57m x 1.84m) Having an inset stainless steel sink with side drainer, cupboards and drawers beneath, wall cupboards, electric cooker point, wall mounted Valliant gas central heating boiler, power point, UPVC double glazed window and double glazed door leading through to:-

COVERED SIDE PASSAGE/UTILITY ROOM

With UPVC double glazed doors to the front and rear, plumbing for a washing machine, power points and useful understairs cupboard.

FIRST FLOOR

Approached via the staircase from the entrance hall to:-

LANDING

With hatch to the roof void, leading off:-

BEDROOM ONE (FRONT)

15' 3" x 10' 5" (4.67m x 3.18m) UPVC double glazed window, double central heating radiator and power points.

BEDROOM TWO (REAR)

12' 6" x 10' 5" (3.83m x 3.18m) Having a wall mounted gas convector heater, UPVC double glazed window and power points.

BEDROOM THREE (FRONT)

7' 8" x 5' 10" (2.35m x 1.80m) Built in wardrobe, high level electric heater.

MODERN SHOWER ROOM

Being fully tiled, having a separate shower cubicle with power shower, low flush wc, vanity wash basin with cupboard beneath, heated towel rail and UPVC obscure glazed window.

OUTSIDE

REAR GARDEN

The property enjoys a well maintained private rear garden having a paved patio, lawn, flower borders, shrubs and timber shed.

TENURE

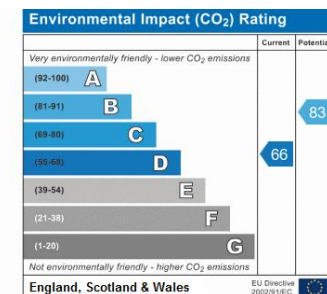
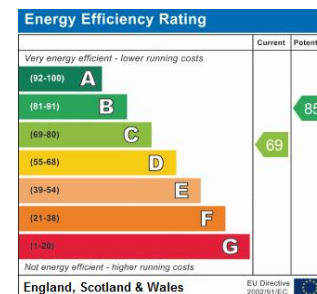
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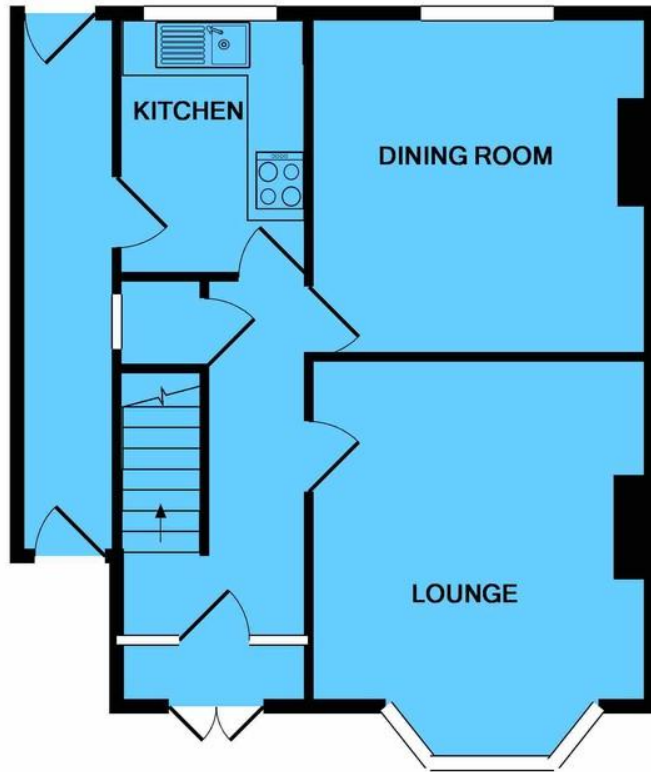
VIEWING

Via Xact in Solihull 0121 712 6222

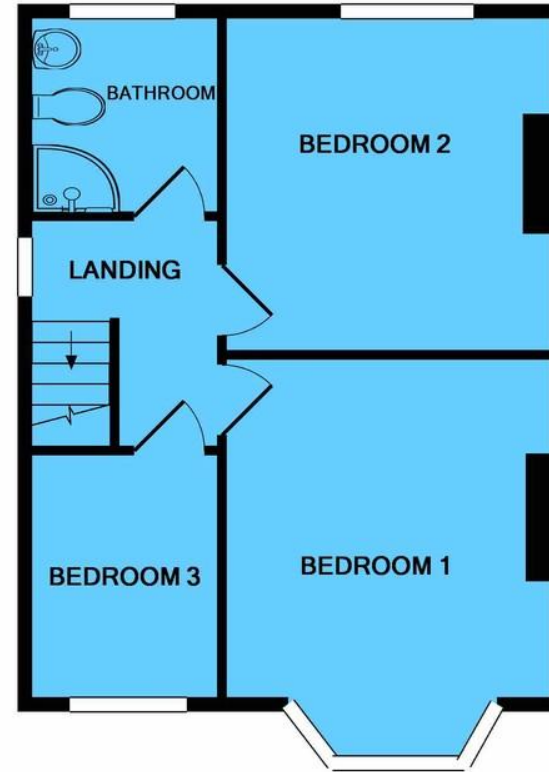
COUNCIL TAX

Council Tax Band C





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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