



£350,000 Offers In Excess Of

Hargrave Road, Shirley, B90 1HL

Link Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

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Step Inside

Key Features

- A Lovely Presented Link Detached House
- Three Bedrooms
- Dining Kitchen
- Conservatory
- Off Road Parking
- Spacious Lounge
- Garage
- Modern Family Shower Room
- Double Glazing
- Gas Central Heating

Property Description

A well-presented three-bedroom semi-detached family home offering spacious living accommodation in a sought-after location. Viewings Highly Recommended.

Main Particulars

PROPERTY LOCATION:

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Shirley Train station is within walking distance offering services to Birmingham City centre and Stratford-upon-Avon in the other direction. There is easy road access to the M42, M40 & M6 motorway.

FULL DETAILS:

A well-presented three-bedroom semi-detached family home offering spacious living accommodation in a sought-after location.

The property features an entrance hallway with stairs leading to the first floor, a spacious lounge with a double-glazed bow window, an additional front window, two radiators, a ceiling light point, and a feature stone-effect fireplace.

The kitchen/diner is fitted with a range of wall, base, and drawer units, a sink with a mixer tap, space for a freestanding cooker, plumbing for a washing machine and dishwasher, tiled splashbacks, and an under-stairs pantry. French doors lead from the kitchen to a bright conservatory with a glass roof, wall-mounted radiator, wall light points, and double-glazed French doors opening to the rear garden.

Upstairs, the landing provides access to three bedrooms, including a spacious rear-facing double with fitted wardrobes and top boxes, a front-facing double with fitted storage, and a single bedroom. The re-fitted family shower room features a modern suite with a corner shower enclosure, vanity wash hand basin, low flush W.C., chrome heated towel rail, and tiled walls.

The private rear garden is mainly laid to lawn with a paved patio, well-stocked shrub borders, fenced boundaries, a storage area, and a timber summer house with French doors. The garage, located at the side, has up-and-over doors to the front and rear, eaves storage, and houses the gas central heating boiler. This property combines comfort and practicality, making it an ideal family home.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have 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. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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