

**Hurdis Road**  
SOLIHULL

Offers Over  
**£325,000**





## 3 Bedroom Semi Detached House

### Features.

- THREE BEDROOMS PLUS DRESSING ROOM/STUDY
- FAMILY BATHROOM
- LOUNGE/DINER
- KITCHEN
- REAR GARDEN
- OFF ROAD PARKING AND GARAGE

### Description.

A well proportioned three bedroom semi detached house offered with good size lounge/diner, off road parking and garage ideally located within close proximity of Shirley Park, situated in Shirley.

The accommodation in brief, features:- Driveway and Integral Garage, Hallway, Lounge/Diner with Feature Bay Window, Breakfast Kitchen with French Doors to Rear Garden, Stairs to First Floor Landing, Master Bedroom with Feature Bay Window, Double Bedroom Two, Bedroom Three with Additional Room Ideal for Dressing Room/Study Area and Family Bathroom with Separate WC.

Outside the property enjoys a private rear garden mainly laid to lawn with initial paved patio area and access gate to fenced boundaries.

This home is situated in a popular and convenient location for many of the amenities in Solihull. Within Shirley there are a selection of local shops as well as Doctors, Dentists and eateries nearby. Solihull town centre offers an excellent choice of shopping facilities including Touchwood and John Lewis department store. There is easy road access via the A34 to the M42 motorway, NEC, Birmingham International Airport and train station.





## Room Dimensions.

Garage: 14' 6" x 7' 6" (4.43m x 2.31m)

Lounge/Diner: 10' 5" x 26' 1" (3.18m x 7.96m) max

Kitchen: 15' 10" x 11' 5" (4.84m x 3.49m) max

Stairs To First Floor Landing

Master Bedroom: 13' 9" x 10' 5" (4.20m x 3.20m) max

Bedroom Two: 10' 6" x 11' 11" (3.21m x 3.65m)

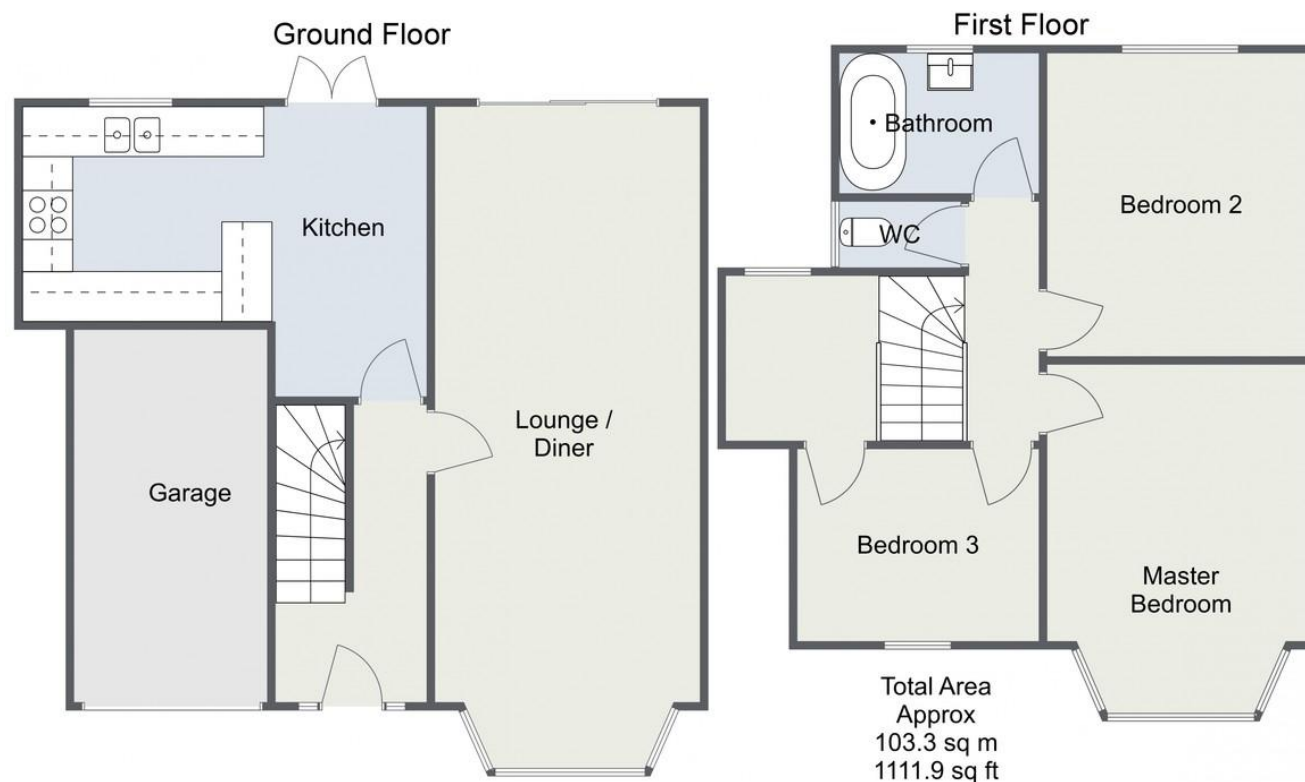
Bedroom Three: 7' 5" x 9' 6" (2.27m x 2.90m)

WC 2' 7" x 4' 9" (0.79m x 1.45m)

Bathroom: 5' 6" x 7' 10" (1.69m x 2.39m)



## Hurdis Road, Shirley



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.

EPC: TBC

COUNCIL TAX BAND: D

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Shirley office on:

0121 745 5888

Alternatively, you can scan below to view all of the details of this property online.



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