



5 Hargrave Road, Shirley, Solihull B90 1HU

£285,000

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

## Key Features

Entrance Porch  
 Reception Hall  
 Living Room  
 Re-Fitted Dining Kitchen  
 Utility  
 Guest Cloakroom  
 Four Bedrooms  
 En-Suite Bathroom  
 Family Bathroom  
 Gas Central Heating / Double Glazing  
 Driveway Parking / Integral Garage  
 Rear Garden

5 Hargrave Road is a thoughtfully and substantially extended, well presented, four bedroomed, modern, semi detached family home, enjoying a most pleasant situation in this highly popular residential development.

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Vendor's Comments

We have lived at 5 Hargrave Road for over 25 years and have to say it has been a lovely home. Located within 2 minutes walk of open countryside and close to all local amenities made it a great choice for a family home.

We bought it as a 3 bedroom semi when our 2 children were very young. The Solihull catchment area meant the boys were able to attend excellent schools. As the kids got bigger we decided it was time to add the extra bedroom and en-suite whilst adding a downstairs toilet and utility to give us that extra bit of space. The boys are now flying the coop and all that space is no longer needed.

We hope whoever buys this home will be as happy as we have been here for all these years.

## Local Authority

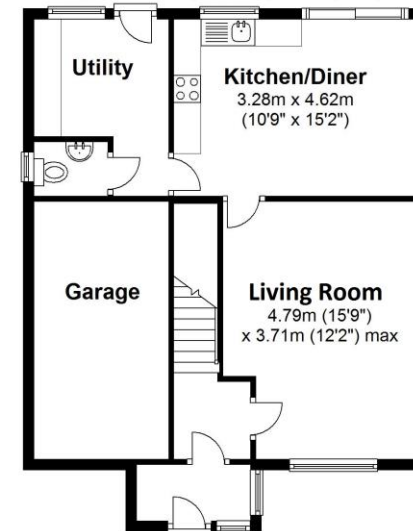
Solihull Metropolitan Borough Council

## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

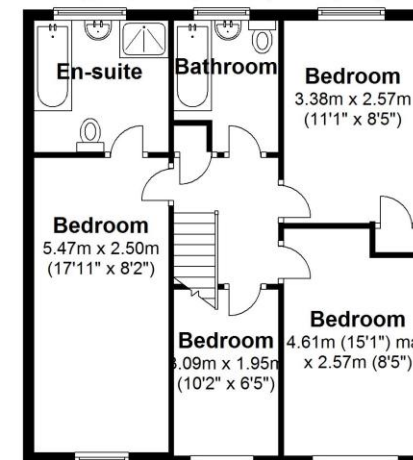
### Ground Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



### First Floor

Approx. 58.1 sq. metres (625.0 sq. feet)



Total area: approx. 119.4 sq. metres (1284.9 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

