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683 Haslucks Green Road, Shirley, Solihull, B90 1DW

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Guide Price £390,000

occupying an attractive position set back from the road, this beautifully presented two-bedroom semi-detached bungalow offers stylish, move-in-ready accommodation, ideal for downsizers or those seeking quality single-storey living.

A block-paved driveway provides ample off-road parking and leads to the garage, while the welcoming entrance hall gives access to a spacious lounge/diner with a feature fireplace and sliding patio doors opening onto the landscaped rear garden.

The contemporary kitchen is fitted with sleek high-gloss units, integrated appliances complemented by a separate utility room and a highly practical covered side passage offering excellent storage and secure access.

Both bedrooms are generous doubles, with the principal bedroom benefiting from an extensive range of fitted wardrobes. A modern shower room completes the internal accommodation.

Outside, the beautifully landscaped rear garden has been designed for low maintenance, featuring an artificial lawn, paved seating areas, mature borders and a timber shed, creating an ideal space for relaxing and entertaining.

Further benefits include gas central heating via a Worcester Bosch boiler, double glazing, a garage and generous off-road parking.

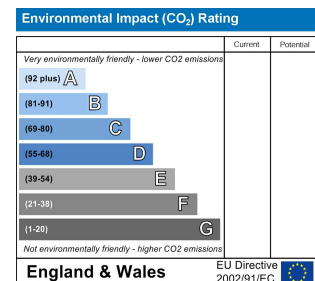
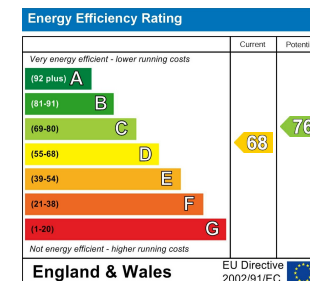
A superbly maintained home offering a fantastic blend of comfort, style and practicality. Early viewing is highly recommended.

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Total floor area 91.4 sq.m. (984 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Location

Occupying a prime position on the highly regarded Haslucks Green Road, this property enjoys an enviable location within the heart of Shirley, one of Solihull's most desirable residential areas. Renowned for its excellent amenities and outstanding connectivity, the area is perfectly suited to families, professionals and downsizers alike.

A wide range of shops, supermarkets, caf  s, restaurants and everyday conveniences can be found nearby along Shirley High Street, while the vibrant centres of Solihull and Birmingham are both easily accessible. The property also falls within the catchment area for several highly regarded schools, making it an excellent choice for families.

For commuters, the location offers exceptional transport links, with Shirley and Whitlocks End railway stations providing regular services to Birmingham and beyond. The nearby M42, M40 and M5 motorway networks, together with Birmingham Airport and the NEC, are all within convenient reach.

The area is further enhanced by an abundance of parks, nature reserves and leisure facilities, including local golf clubs, fitness centres and scenic walking routes, offering the perfect balance of town convenience and outdoor lifestyle.

Combining outstanding local amenities, excellent transport connections and a strong sense of community, Haslucks Green Road remains one of Shirley's most sought-after addresses and an exceptional place to call home.

Living Room
23'3 x 12'3

Kitchen
10'0 x 7'7

Bedroom One
13'9 x 9'11

Bedroom Two
10'6 x 9'10

Utility
13'3 x 4'11

Tenure
The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band D.

Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property. (or, for example – Drainage is to a cesspit located in the garden

Referral Fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

General
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

AML Checks
Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is  48 incl. VAT per property, payable in advance via our onboarding system.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off or disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

England & Wales2002/91/EC









