



Grenville Road, Shirley

Asking Price £289,950

**Hawkins & Patterson**  
ESTATE AGENTS



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## Grenville Road, Shirley

A well maintained semi detached home within Tudor Grange Academy St James. Three bedrooms, refitted shower room, lounge, kitchen/ breakfast room, downstairs WC, conservatory. Off road parking and a lovely private rear garden.

Grenville Road is situated within the Shirley Park Estate with access to the park a short stroll away with a children play area and tennis courts. The property falls into Tudor Grange Academy St James also within a short stroll. Shirley town centre offers a wide choice of shopping facilities, restaurants and public houses.

Shirley train station is situated off Haslucks Green road which provides train services into Birmingham City Centre and Stratford-Upon-Avon in the other direction. There are numerous local bus services running to Birmingham and Solihull. The A34 Stratford Road provides easy road access to the M42 motorway which forms the hub of the motorway network. The National Exhibition centre, Resorts World and Birmingham International airport and train station are situated off junction 6.

The property stands back from the road behind a lawned foregarden with a gravelled driveway. Access is gained via a double glazed entrance door leading to;

### ENCLOSED PORCH

Tiled floor, double glazed windows to either side, ceiling downlights and entrance door to;

### ENTRANCE HALL

Stairs off to first floor and door to;







## LOUNGE

Double glazed window to front, two radiators, wall mounted fire effect electric fire, wood laminate flooring and door to;

## KITCHEN/ BREAKFAST ROOM

Fitted base, wall and drawer units, roll top worksurfaces, tiled splashbacks, one and a half sink drainer unit, built in electric oven, four ring gas hob with extractor over, wood laminate flooring, space for fridge and freezer, double glazed window and part glazed door to the conservatory, door to Wc and cupboard housing the combi boiler with storage space and plumbing for washing machine.

## DOWNSTAIRS TOILET

White WC, trip switch consumer unit and storage space.

## CONSERVATORY

Double glazed roof and windows to side and rear, double french doors to the patio.

## FIRST FLOOR LANDING

Double glazed window to side, loft hatch and doors to:





## BEDROOM ONE

Double glazed window to rear, radiator, fitted wardrobes and cabinets over the bed space.

## BEDROOM TWO

Double glazed window to front, radiator and fitted wardrobes with sliding mirror fronted doors.

## BEDROOM THREE

Double glazed window to front and radiator.

## REFITTED SHOWER ROOM

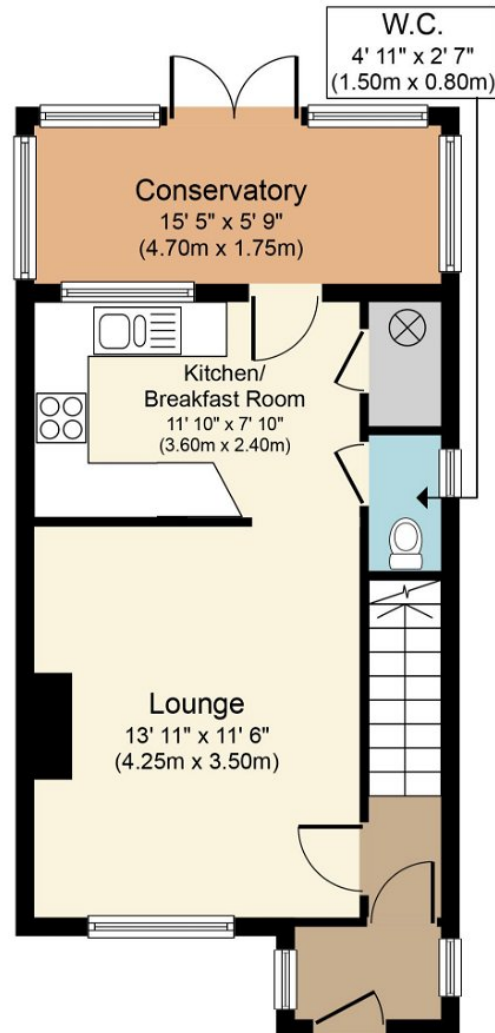
Double glazed frosted window to rear, White suite, WC, wash hand basin set into a vanity unit, corner shower cubicle with thermostatic shower, shower panel splashbacks, chromed heated towel rail.

## REAR GARDEN

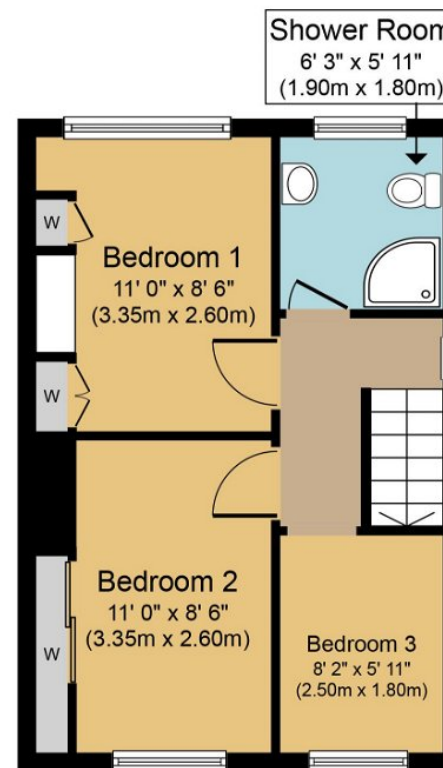
Paved patio area, extending to the side with double gates to driveway offering additional parking for a trailer or small vehicle. Flower and shrubbery borders, fencing to the boundary and the garden enjoys a lovely private aspect to the rear.







**Ground Floor**  
Approximate Floor Area  
444 sq. ft.  
(41.2 sq. m.)



**First Floor**  
Approximate Floor Area  
330 sq. ft.  
(30.6 sq. m.)

**Approx. Gross Internal Floor Area 773 sq. ft. (71.9 sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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