



31 Stokesay Close, Birmingham, West Midlands, B37 7QW

3 Bed House - Semi-Detached

Offers Over £220,000

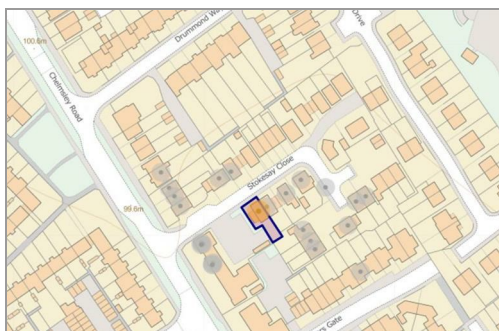
🔑 Receptions 1

🛏 Bedrooms 3

💧 Bathrooms 2



- STUNNING SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- TWO BATHROOMS & GUEST WC
- BEAUTIFUL MODERN FINISHING'S
- CLOSE TO LOCAL SHOPS, SCHOOLS AND MAJOR TRANSPORT LINKS
- CUL DE SAC LOCATION
- OFF ROAD PARKING
- STYLISH KITCHEN
- LANDSCAPED REAR GARDEN
- HD VIDEO WALKTHROUGH AVAILABLE



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PRESENTED TO A VERY HIGH STANDARD, STOKESAY CLOSE IS A STUNNING SEMI-DETACHED PROPERTY, PERFECT FOR THE FAMILY TO RESIDE. The property comprises of Three Bedrooms with an En-Suite to Bedroom One, Family Bathroom, modern Kitchen Diner, Lounge and Guest WC. Stokesay Close also benefits from a landscaped Family Rear Garden and Off Road Parking to the front. At a great size and with beautiful modern finishing's throughout, this really is a special property that ticks all the boxes!

Overview & Approach



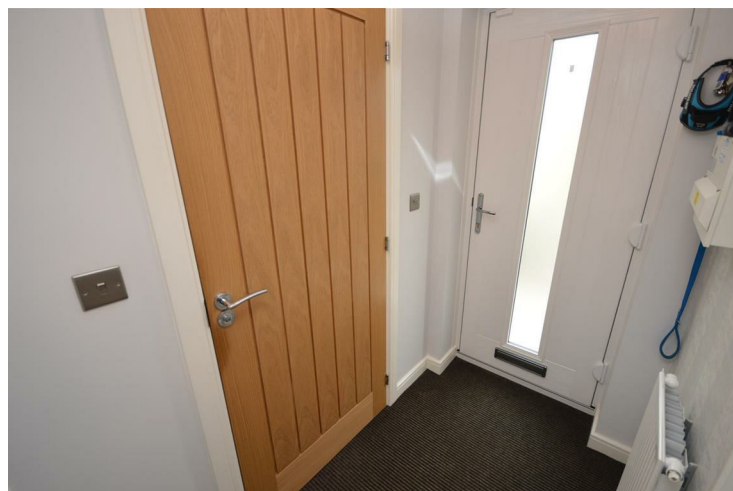
Stokesay Close is a modern semi detached property, located off Chelmsley Road in Chelmsley Wood, North Solihull within the West Midlands.

The area of Chelmsley Wood is located close to Birmingham International Train Station and Airport, Major Transport Links and is within walking distance to Birmingham Business Parks, Schools and Shops making this an ideal purchase for Investors, Families and First Time Buyers.

The recent announcement of HS2 has increased interest in the area due to the reduced commuting time to London Euston.

The property is presented to the highest of standards and is approached via a shrubbery to the front with a pathway leading to the canopy porch and a front door into the:

Entrance Hallway



Includes a ceiling light and radiator point and oak doors leading off to the Lounge and:

Guest WC



Overlooking the front of the property with a ceiling light and radiator point, oak door, pedestal wash hand basin, low level WC and vinyl flooring.

Lounge



Overlooking the front of the property with two ceiling light points, radiator point, stairs rising to the first floor with under stair storage cupboard, Karndean flooring and an oak door leading into the:

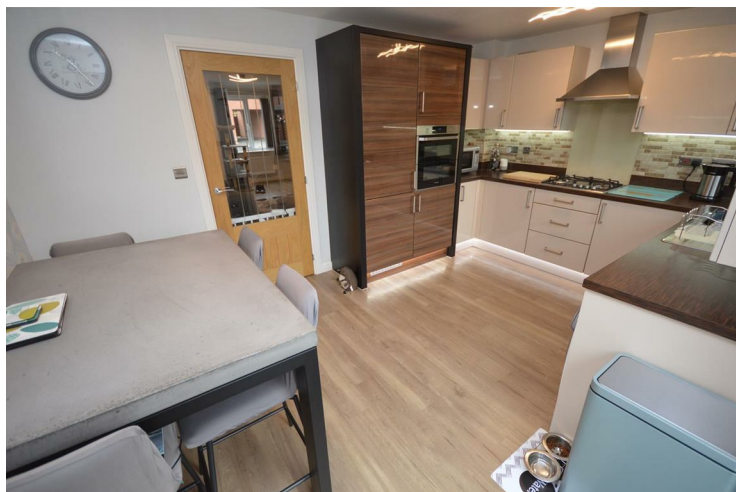


Kitchen Diner



Overlooking the rear of the property with a ceiling light and radiator point, matching modern wall and base units with work surfaces and a stainless steel sink and drainer unit. The Kitchen Diner also offers a built in double oven, four gas burner hob with extractor above, integrated fridge freezer and slimline dishwasher, plumbing for a washing machine. and a cupboard housing the boiler. The Kitchen Diner benefits from Karndean flooring and patio doors opening out on the Rear Garden.

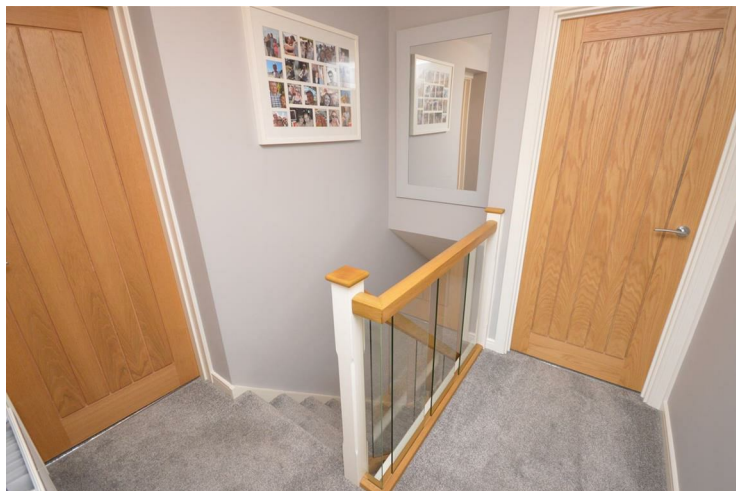




Bedroom One



Stairs & Landing



Includes a ceiling light and radiator point, loft access, oak bannister and oak doors leading off to:

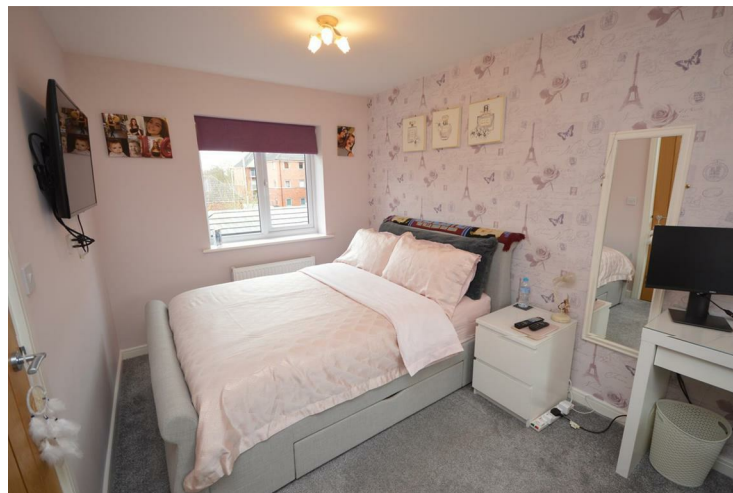


Bedroom One En-Suite



Includes a ceiling light point, shower cubicle with electric shower, pedestal wash hand basin, low level WC, heated towel rail and tiled flooring.

Bedroom Two



Overlooking both the front and rear of the property with a ceiling light and two radiator points and loft access.



Bedroom Three



Overlooking the Rear Garden with a ceiling light and radiator point.

Family Bathroom



Overlooking the Rear Garden with a ceiling light point, paneled bath with mixer tap shower, pedestal wash hand basin, low level WC, heated towel rail and vinyl flooring.

Rear Garden



A lovely tranquil area featuring a small block paved area with raised decking above, grass lawn and stepping stones leading to the foot of the Garden. There is also gated access to the car port.



Additional Information



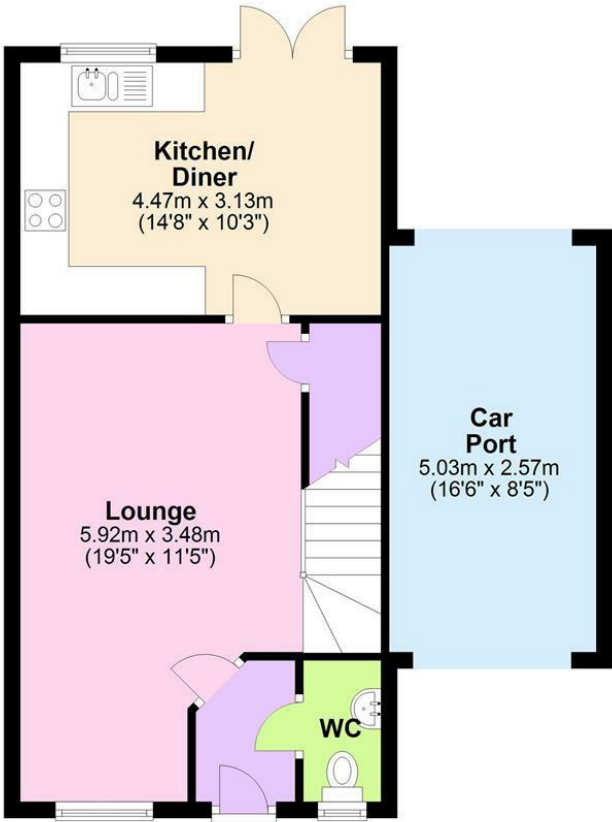
We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

NHBC guarantee remaining until June 2026.

Stokesay Close

Ground Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



Total area: approx. 88.9 sq. metres (957.1 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	