



smarthomes



- A Well Maintained Detached Family Home
- Four Good Size Bedrooms
- Two Reception Rooms
- Re-Fitted Breakfast Kitchen

Stockley Crescent, Shirley, Solihull, B90 3SW

£569,950

A well maintained detached family home in a desirable location currently within Tudor Grange Academy catchment benefitting from lounge, dining room, re-fitted breakfast kitchen, utility room, re-fitted guest WC, four bedrooms, re-fitted en-suite shower room, re-fitted family bathroom, landscaped rear garden, garage and off road parking



Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.





The property is set back from the road behind a lawned fore garden with gravel borders, a block edged tarmac driveway providing off road parking extending to up and over garage door, type 2 electric car charging point and paved pathway leading to composite front door giving access to



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Re-Fitted Guest WC

With low flush WC, wall mounted wash hand basin, complementary tiling to walls and floor, under-stairs storage cupboard, ceiling light point and heated towel rail



Lounge to Front

14' 9" x 10' 11" plus bay (4.5m x 3.33m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling, gas fireplace with marble effect hearth and decorative surround and glazed double doors leading into

Dining Room to Rear

10' 5" x 9' 5" (3.18m x 2.87m) With double glazed sliding patio doors leading out to the landscaped rear garden, ceiling light point, coving to ceiling, radiator and door leading into

Re-Fitted Breakfast Kitchen to Rear

15' 4" x 9' 4" (4.67m x 2.84m) Being re-fitted with a comprehensive range of wall, drawer and base units incorporating obscure glazed cabinets and pan drawers, complementary butcher block wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset eye-level double oven, microwave oven and grill, integrated dishwasher, fridge freezer and wine fridge, breakfast bar seating area, under-cupboard lighting, double glazed window to rear, contemporary radiator, tiled flooring with under-floor heating, two ceiling light points and door leading into

Utility Room

5' 9" x 4' 10" (1.75m x 1.47m) Being fitted with wall and base units, butcher block wood effect work surface, space and plumbing for washing machine and tumble dryer, tiling to splashback areas, boiler cupboard housing Worcester Bosch boiler, radiator, ceiling light point and UPVC obscure double glazed door to side

Accommodation on the First Floor

Landing

With access to loft space, ceiling light point, airing cupboard and doors radiating off to

Bedroom One to Front

14' 7" into bay and upto wardrobes x 10' 11" max (4.44m x 3.33m) With double glazed bay window to front elevation, radiator, ceiling light point, wall to wall fitted wardrobes and door leading into

Re-Fitted En-Suite Shower Room

Being re-fitted with a three piece white suite comprising shower enclosure with thermostatic rainfall shower, low flush WC and pedestal wash hand basin, obscure double glazed window to front, complementary tiling to walls and floor, ladder style radiator and ceiling light point

Bedroom Two to Front

14' 0" x 8' 6" (4.27m x 2.59m) With double glazed window to front elevation, fitted double wardrobe, large over-stairs storage cupboard, radiator and ceiling light point

Bedroom Three to Rear

10' 10" x 9' 8" (3.3m x 2.95m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Rear

8' 5" x 8' 4" (2.57m x 2.54m) With double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Family Bathroom

Being re-fitted with a three piece white suite comprising panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window, complementary tiling to walls and floor, ladder style radiator and ceiling light point

Pleasant Landscaped Rear Garden

Having a shaped lawn with two circular paved patios, well stocked shrub and gravel borders, fencing to boundaries, external power points, cold water feed, timber storage shed and gated side access

Garage

With up and over garage door to driveway

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.