



STROUD ROAD, SHIRLEY, SOLIHULL, B90 2LA  
ASKING PRICE OF £325,000

**xact**  
homes

XX Extended Traditional Semi Detached

XX Early Viewing Essential

XX Well Maintained

XX Three Bedrooms

XX Open Plan Kitchen/Family/Dining Room

XX Living Room

XX Bathroom

XX Garage To The Rear

XX Large South Facing Garden

## PROPERTY OVERVIEW

Situated in the most popular location, an ideal opportunity to purchase this impressive three bedrooms extended semi detached which must be viewed internally to be appreciated. This property benefits from gas central heating, double glazing and has the added attraction of a large extended kitchen/family/dining room with double opening doors to a south facing garden. The accommodation briefly comprises of: canopy porch, entrance hall, living room, extended kitchen/family/dining room, utility, three bedrooms, bathroom, garage to the rear and large south facing garden.

## PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford Upon Avon.

**COUNCIL TAX**

Band C

**TENURE**

Freehold

**SERVICES**

TBC

**BROADBAND**

TBC

**LOFT SPACE**

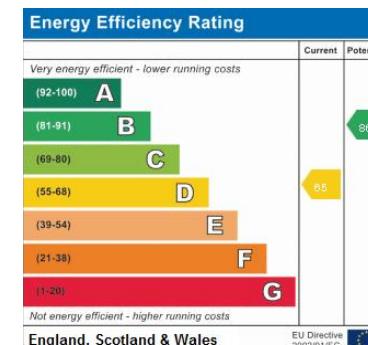
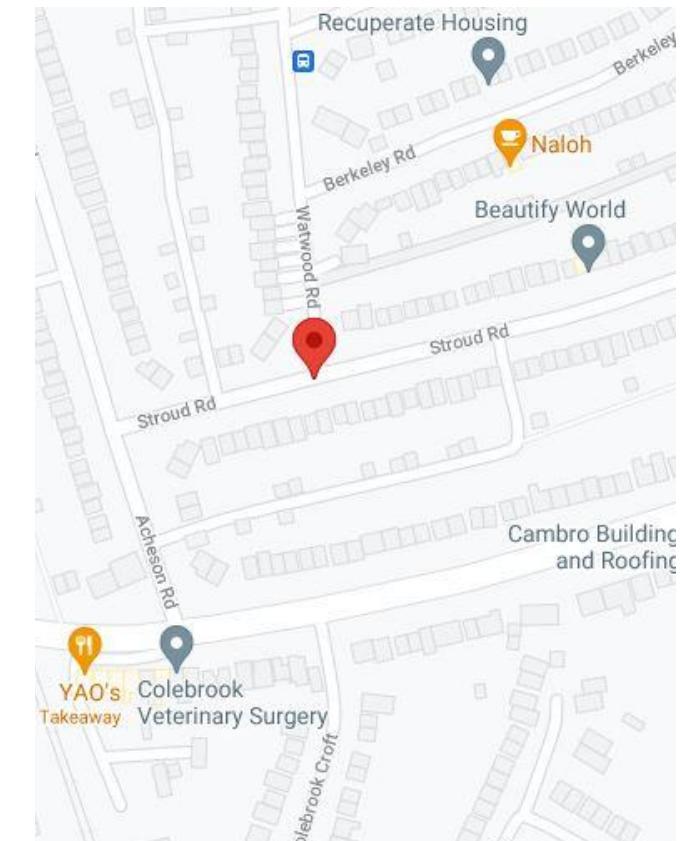
TBC

**GARDEN**

South facing

## ITEMS INCLUDED IN THE SALE

TBC



**CANOPY PORCH****HALL**

14' 11" x 5' 5" (4.56m x 1.66m)

**LIVING ROOM**

13' 3" x 11' 1" (4.04m x 3.38m)

**KITCHEN/FAMILY/DINING ROOM**

19' 5" x 15' 8" (max) (5.93m x 4.79m)

**UTILITY**

6' 9" x 5' 8" (2.08m x 1.74m)

**FIRST FLOOR****BEDROOM ONE**

10' 6" x 13' 6" (3.21m x 4.14m)

**BEDROOM TWO**

10' 11" x 10' 6" (3.33m x 3.21m)

**BEDROOM THREE**

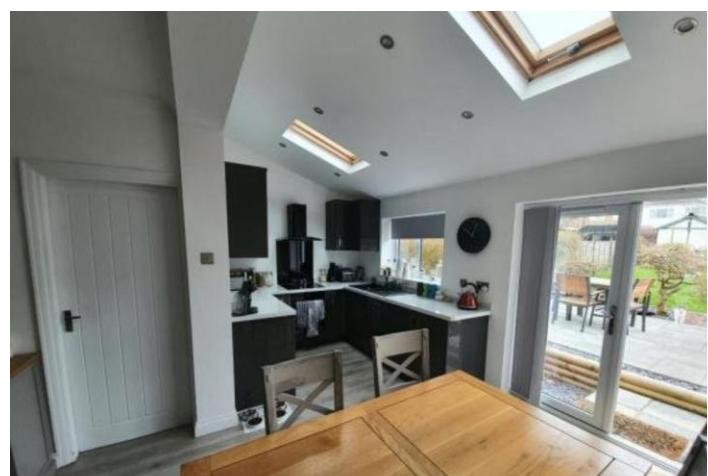
8' 1" x 5' 11" (2.47m x 1.81m)

**BATHROOM**

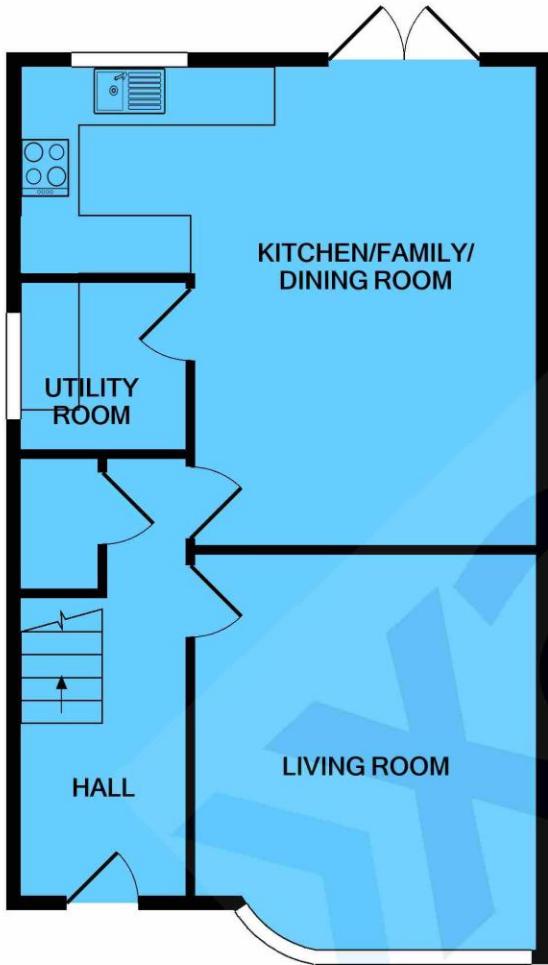
6' 2" x 5' 9" (1.89m x 1.76m)

**OUTSIDE THE PROPERTY****SINGLE GARAGE****LARGE SOUTH FACING REAR GARDEN**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 are advised to recheck the measurements.







GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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