



smarthomes

## Stanton Road

Shirley, Solihull, B90 2DZ

- An Extremely Well Presented Semi-Detached Family Home
- Three/Four Bedrooms
- En-Suite Shower Room
- Conservatory

**Offers Over £375,000**

EPC Rating - C

Current Council Tax Band - D







## 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 block paved driveway providing off road parking with shrub borders and a composite front door leading into





### Entrance Hallway

With tiled and laminate flooring, two ceiling light points, coving to ceiling, radiator, stairs leading to the first floor accommodation and door leading off to

### Open Plan Lounge/Diner to Rear

22' 3" max x 16' 8" max (6.8m max x 5.1m max) With UPVC double glazed sliding patio doors leading to rear garden, UPVC double glazed window to rear, two wall mounted radiators, laminate flooring, coving to ceiling, three ceiling light points and a living flame gas fire with stone hearth and surround

### Fitted Kitchen to Front

10' 5" x 9' 2" (3.2m x 2.8m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated fridge/freezer, space and plumbing for washing machine, tiling to splash back areas and floor, radiator, ceiling spot lights, useful pantry, a double glazed window to the front aspect and UPVC double glazed door leading to



### Conservatory

11' 9" x 10' 9" (3.6m x 3.3m) With double glazed windows, glazed roof with blinds, laminate flooring, ceiling light point, double glazed door to front and double glazed French doors leading out to the rear garden



### Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and pedestal wash hand basin. Obscure UPVC double glazed window to front, tiling to splash back areas and floor, radiator and ceiling light point

### Study/Bedroom Four to Front

15' 5" x 6' 10" (4.7m x 2.1m) With double glazed window to front elevation, radiator and ceiling light point

### Landing

With a UPVC double glazed window to side, coving to ceiling, two ceiling light point, loft access, radiator, storage cupboard housing a wall mounted gas central heating boiler, laminate flooring and door to



### Bedroom One to Rear

10' 5" x 10' 2" (3.2m x 3.1m) With double glazed window to rear elevation, radiator, ceiling light point, laminate flooring, coving to ceiling, a range of built in wardrobes and door to



### En-Suite Shower Room

Being fitted with a three piece white suite comprising shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin. Complementary tiling to walls and floor, ladder style radiator and ceiling spot lights

### Bedroom Two to Front

13' 1" x 9' 6" (4m x 2.9m) With double glazed window to front elevation, radiator, ceiling light point, laminate flooring and a range of fitted wardrobes and vanity area

### Bedroom Three to Rear

10' 5" x 8' 10" (3.2m x 2.7m) With double glazed window to rear elevation, laminate flooring, coving to ceiling, loft access, built in wardrobe, radiator and ceiling light point

### Family Bathroom to Front

6' 6" x 6' 2" (2m x 1.9m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the front elevation

### Delightful Rear Garden

Being mainly laid to lawn with paved patio, shrub and flowering borders, timber framed shed, gated access to frontage and panelled fencing to boundaries



### 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 vendor. Current council tax band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.