



smarthomes

Stockley Crescent

Shirley, Solihull, B90 3SW

- A Well Presented Redrow Detached Family Home
- Three Good Size Bedrooms
- Landscaped South East Facing Rear Garden
- Family Bathroom & Re-Fitted En-Suite Shower Room
- Currently Within Tudor Grange Academy Catchment

£490,000

EPC Rating 65

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 in a quiet development and is set back from the road behind a lawned fore garden with a block edged tarmac driveway to side providing off road parking extending to up and over garage door to brick built garaging, gated access to rear garden and part glazed wooden door to kitchen. A paved pathway leads to a part glazed composite front door giving access to

Entrance Hallway

With two ceiling light points, alarm control panel, radiator, stairs leading to the first floor accommodation with useful under-stairs store cupboard, LVT flooring, coving to ceiling and doors leading off to



Guest WC

With low flush WC, vanity sink with tiling to splashback, worktop with space and plumbing for washing machine beneath, feature window to front, tiled flooring, radiator, fitted storage and ceiling light point

Through Lounge Diner

28' 3" x 10' 8" max (8.61m x 3.25m)

Lounge Area to Front

With LVT flooring, double glazed window to front elevation, ceiling light point, wall lighting, radiator, coving to ceiling and archway leading through to



Dining Area to Rear

With hard-wiring for wall mounted television, LVT flooring, coving to ceiling, radiator and double glazed sliding patio doors to rear garden

Kitchen to Rear

9' 1" x 10' 3" (2.77m x 3.12m) Being fitted with a range of wall, drawer and base units with complementary marble effect work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, Smeg four ring gas hob with extractor over, inset electric oven, integrated fridge freezer and dishwasher, inset wine fridge, ceiling light point, tiled flooring, wall mounted Glow Worm boiler, double glazed window to rear and composite door with glazed inserts leading to off road parking to side



Accommodation on the First Floor

Landing

With double glazed window to side, access to loft space, ceiling light point and doors leading off to

Bedroom One to Front

12' 9" x 11' 5" (3.89m x 3.48m) With double glazed window to front elevation, radiator, ceiling light point, a range of fitted furniture and door leading into



Re-Fitted En-Suite Shower Room

Being re-fitted with a three piece white suite comprising shower enclosure, low flush WC and vanity wash hand basin, obscure double glazed window to side, marble effect aqua-panelling to walls, LVT flooring, radiator and spot light to ceiling

Bedroom Two to Rear

10' 1" x 9' 2" (3.07m x 2.79m) With double glazed window over-looking the rear garden, radiator, ceiling light point and a range of fitted wardrobes

Bedroom Three to Rear

10' 6" x 7' 0" (3.2m x 2.13m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes



Family Bathroom to Front

Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to front, tiling to water prone areas, radiator, airing cupboard and ceiling light point

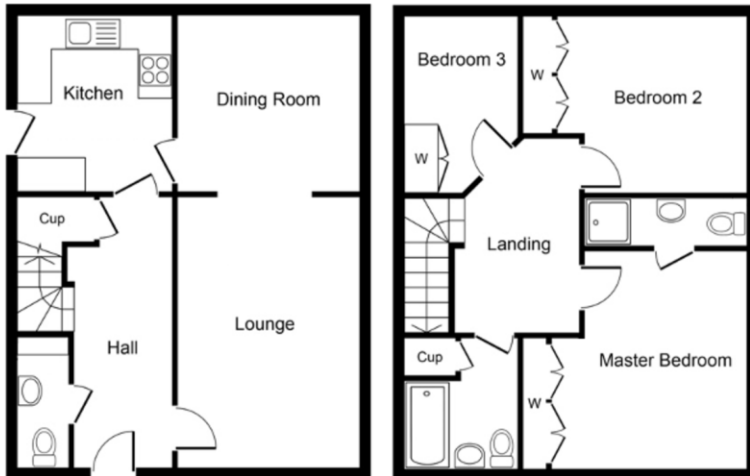
Landscaped South East Facing Rear Garden

Being mainly laid to lawn with slate effect paved patio, fencing and hedging to boundaries, shrub borders, cold water tap, gated access to off road parking and door to garage

Garage

16' 0" x 8' 3" (4.88m x 2.51m) With up and over garage door to off road parking, storage to eaves and window and door to rear garden

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)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	85	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.