



smarthomes



- A Superb Refurbished Semi-Detached Family Home
- Four Bedrooms
- Two Spacious Reception Rooms
- Modern En-Suite Shower Room

Stanway Road, Shirley, Solihull, B90 3JE

A superb refurbished semi-detached family home benefitting from no upward chain, four bedrooms, two spacious reception rooms, impressive extended family breakfast kitchen, en-suite shower room, four piece family bathroom, guest W.C, utility, large South facing rear garden, integral garage and off road parking

£525,000

EPC Rating - TBC

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 edged tarmac driveway providing off road parking extending to up and over garage door and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to front and side, tiled flooring, lighting and UPVC obscure glazed door leading through to



Entrance Hallway

With ceiling spot lights, radiator, laminate flooring, stairs leading to the first floor accommodation with useful storage cupboard and attractive oak doors leading off to



Reception Room One to Front

18' 8" x 10' 5" (5.7m x 3.2m) With UPVC double glazed bay window to front elevation, two wall mounted radiators and ceiling light point

Reception Room Two to Rear

21' 11" x 10' 5" (6.7m x 3.2m) With UPVC double glazed French doors with matching side windows leading to rear garden, wall mounted radiator and two ceiling light points

Extended Breakfast Kitchen to Rear

19' 8" x 14' 1" (6m x 4.3m) Being re-fitted with a range of Shaker style wall, base and drawer units with a Quartz work surface over incorporating an inset sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over. Eye level double oven and grill, integrated dishwasher and a central island with breakfast bar. Metro tiling to splash back areas, wood effect flooring, radiator, ceiling spot lights and light point, two Velux roof windows, UPVC double glazed French doors with matching side window to the rear aspect and oak door to

Utility Room

5' 2" x 4' 7" (1.6m x 1.4m) With a fitted work surface, space and plumbing for washing machine and tumble dryer, central heating radiator, ceiling light point and door to garage

Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Tiling to splash back areas, wood effect flooring, radiator and ceiling spot light

Landing

With ceiling light point, loft hatch and oak doors leading off to

Bedroom One to Front

15' 1" x 10' 5" (4.6m x 3.2m) With a UPVC double glazed bay window to front elevation, radiator, ceiling light point and oak door to

Modern En-Suite Shower Room to Front

Being re-fitted with a modern white suite comprising of a large shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the front elevation

Bedroom Two to Rear

12' 9" x 10' 5" (3.9m x 3.2m) With a UPVC double glazed window to rear elevation, radiator and ceiling light point

L Shaped Bedroom Three to Front

12' 5" x 10' 2" (3.8m x 3.1m) With a UPVC double glazed window to front elevation, radiator and ceiling light point

Bedroom Four to Rear

9' 10" x 6' 6" (3m x 2m) With a UPVC double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

8' 2" x 6' 6" (2.5m x 2m) Being re-fitted with a modern white suite comprising of a panelled bath, corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome vertical radiator, tiling to full height and floor, ceiling spot lights and an obscure UPVC double glazed window to the rear elevation

Large South Facing Rear Garden

Being mainly laid to lawn with a sandstone paved patio, timber storage shed and hedging and panelled fencing to boundaries

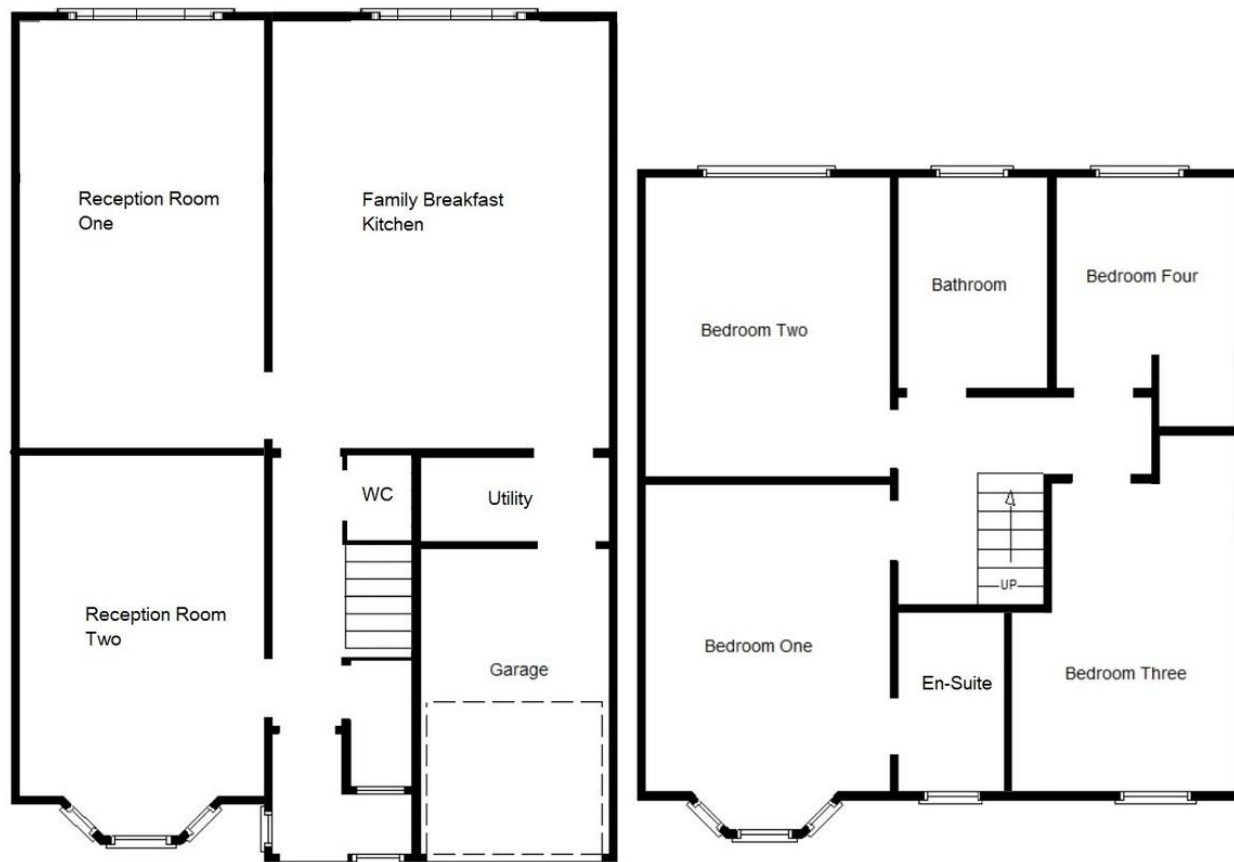
Integral Garage

16' 0" x 7' 2" (4.9m x 2.2m) With a metal up and over door to property frontage, wall mounted gas central heating boiler, ceiling light point and courtesy door to utility room

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. Current council tax band – D





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