



smarthomes

Stanway Road

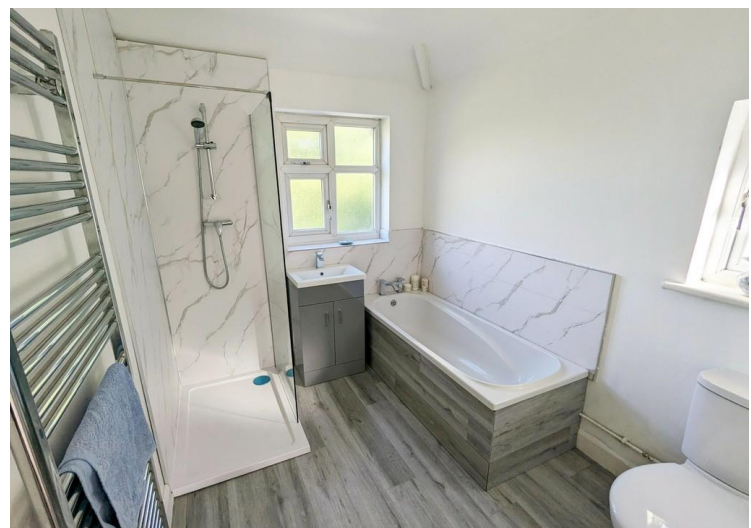
Shirley, Solihull, B90 3JF

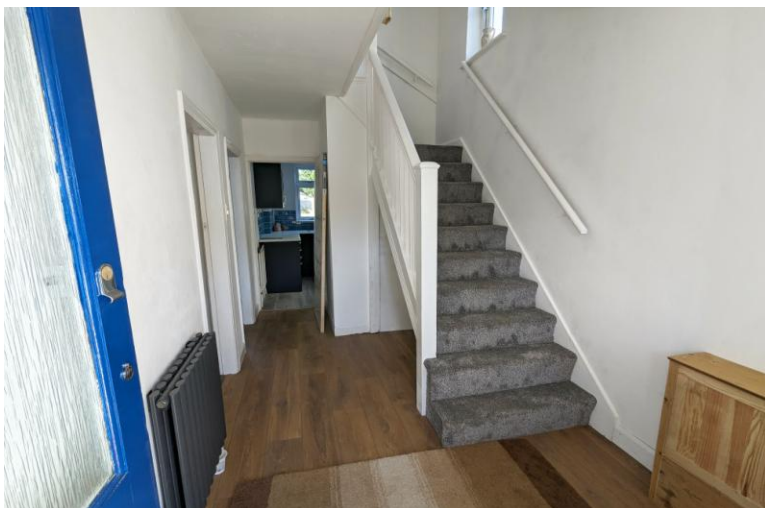
- A Refurbished Three Bedroom Semi Detached Family Home
- Two Reception Rooms
- Re-Fitted Kitchen & Re-Fitted Four Piece Family Bathroom
- Currently Within Tudor Grange Academy Catchment
- No Upward Chain

£375,000

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 back from the road behind a lawned fore garden and paved driveway providing off road parking extending to up and over garage door and storm porch with part glazed front door leading through to

Entrance Hallway

With ceiling light point, contemporary radiator, stairs leading to the first floor accommodation, wood effect flooring, double glazed window to front and doors leading off to

Lounge to Front

14' 8" x 10' 8" (4.47m x 3.25m) With double glazed bay window to front elevation, radiator, open style tiled fireplace, ceiling light point and coving to ceiling



Dining Room to Rear

10' 7" x 12' 8" (3.23m x 3.86m) With double glazed window and French doors leading out to the rear garden, wood effect flooring, ceiling light point, contemporary radiator, open style fireplace and coving to ceiling

Re-Fitted Kitchen to Rear

6' 11" x 11' 6" (2.11m x 3.51m) Being fitted with a range of wall, drawer and base units with complementary white work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, electric hob, inset electric oven, wall mounted boiler, space and plumbing for dishwasher, space for fridge, wood effect LVT flooring, radiator, ceiling light points, double glazed window to rear and part glazed door leading through to



Utility

7' 9" x 17' 5" (2.36m x 5.31m) With work surfaces, sink and drainer unit with mixer tap, space and plumbing for washing machine, window and door to rear garden, polycarbonate roof and opening to

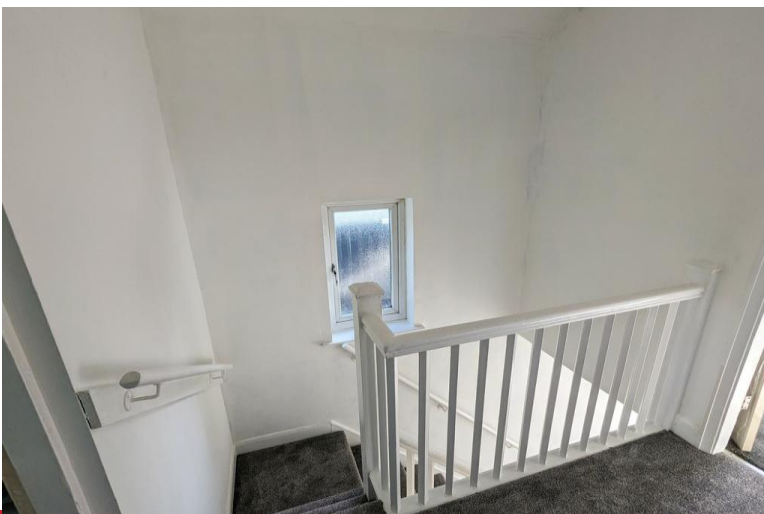
Garage

13' 10" x 7' 9" (4.22m x 2.36m) With up and over garage door to driveway, power and lighting

Accommodation on the First Floor

Landing

With loft hatch, double glazed window to side and doors leading off to





Bedroom One to Front

15' 2" x 10' 7" (4.62m x 3.23m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

10' 6" x 12' 9" (3.2m x 3.89m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

7' 0" x 8' 3" (2.13m x 2.51m) With double glazed window to front elevation, radiator and ceiling light point

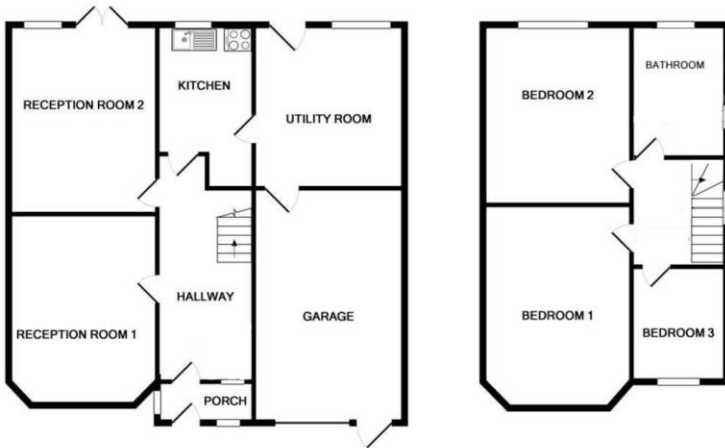


Re-Fitted Four Piece Family Bathroom to Rear

9' 0" x 7' 0" (2.74m x 2.13m) Being fitted with a three piece white suite comprising; panelled bath, walk-in over-sized shower with thermostatic shower, low flush WC and vanity wash hand basin, with tiling to water prone areas, LVT flooring, obscure double glazed windows to side and rear, extractor, ladder style radiator and ceiling light point

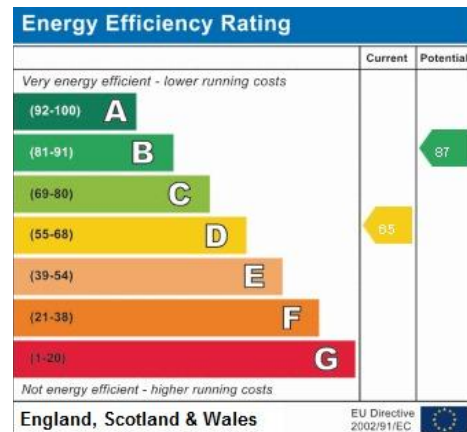
Rear Garden

Being mainly laid to lawn with paved patio 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.



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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.