



Stroudley Road, Shirley

Guide Price £425,000





## Stroudley Road

Shirley, Solihull

### PROPERTY OVERVIEW

Located on a highly sought after road is this delightful three bedroom mid-terrace property which is set over three floors and overlooks countryside landscape. It also has the added benefit of the balance of a 10 year new build guarantee. The property is accessed via an entrance hallway which leads through to a spacious living room benefiting from an abundance of natural light and excellent views of open grassland. At the heart of the property is an open plan kitchen / diner with fully integrated appliances; ample work surfaces and storage; a practical utility providing space for white goods; and a downstairs toilet. The first floor accommodation is made up of two generously sized double bedrooms which are serviced via a family bathroom. The second floor consists of a large principal bedroom with fitted wardrobes, dressing area with ample storage and an ensuite bathroom. Outside the property enjoys a lawn rear garden with a patio seating area and a tarmac driveway to the side of the property providing ample parking for multiple vehicles and a single garage with electricity and electric vehicle charging point. To view this superb home call Xact Homes today on 0121 712 6222.



- Three Bedroom Mid-Terrace Property
- Set Over Three Floors



## 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: D

Tenure: Freehold

## ITEMS INCLUDED IN THE SALE

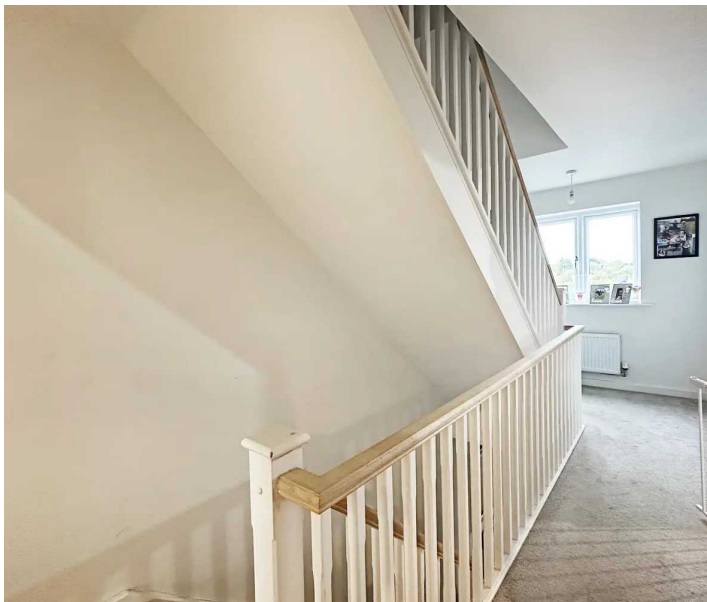
Integrated oven, Bosch integrated hob, extractor, fridge, freezer, dishwasher and all carpets.

## ADDITIONAL INFORMATION

Services: water meter, electricity and mains sewers.  
Broadband: Sky Q Fibre-Optic.

## MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





## ENTRANCE HALLWAY

### LIVING ROOM

11' 9" x 13' 8" (3.59m x 4.17m)

### KITCHEN / DINER

11' 11" x 12' 8" (3.64m x 3.85m)

### UTILITY

### WC

3' 3" x 5' 8" (0.99m x 1.72m)

## FIRST FLOOR

### BEDROOM TWO

8' 6" x 15' 3" (2.58m x 4.65m)

### BEDROOM THREE

8' 8" x 12' 5" (2.64m x 3.78m)

### BATHROOM

8' 11" x 6' 8" (2.73m x 2.02m)

## SECOND FLOOR

### PRINCIPAL BEDROOM

11' 9" x 12' 1" (3.58m x 3.69m)

### DRESSING AREA

7' 3" x 5' 10" (2.22m x 1.78m)

### ENSUITE

6' 10" x 7' 10" (2.08m x 2.40m)

## OUTSIDE THE PROPERTY

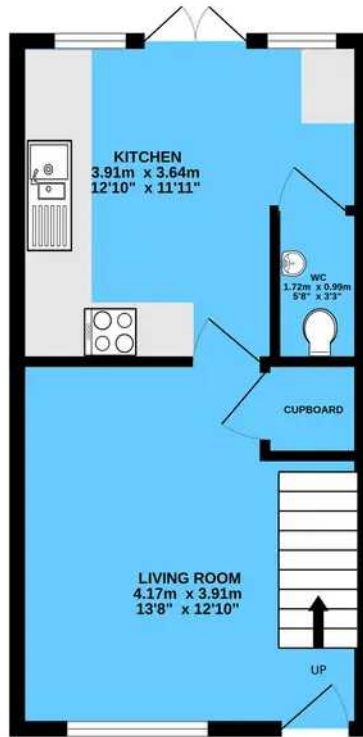
### GARAGE

### NORTH EAST FACING GARDEN

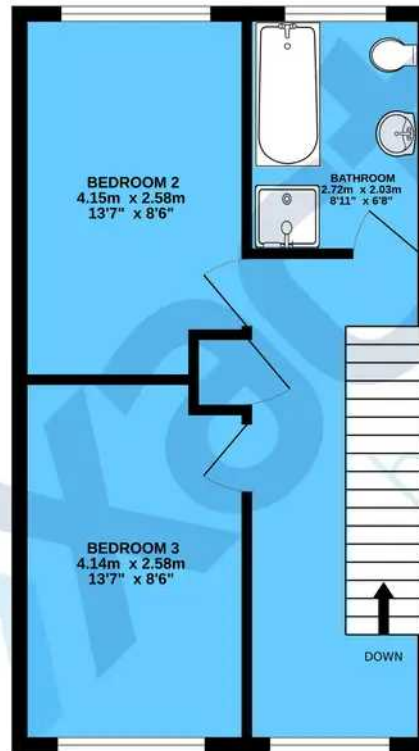




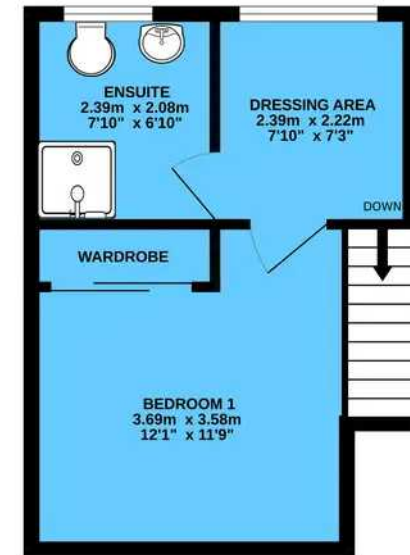
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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# Xact Homes

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