



smarthomes



- A Well Presented & Extended Semi-Detached Family Home
- Four Bedrooms
- Currently Within Tudor Grange Academy Catchment
- No Upward Chain

Stanway Road, Shirley, Solihull, B90 3JH

A well presented & substantially extended semi-detached family home currently within Tudor Grange Academy catchment benefiting from no upward chain, superb extended open plan family dining kitchen, utility, lounge, guest WC, four bedrooms, modern en-suite shower room, family bathroom, South West facing rear garden, garage/store and off road parking.

£525,000

EPC Rating - D

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 extending to a composite double glazed door leading into



Enclosed Porch

With obscure double glazed windows to property frontage, ceiling spot lights and further door leading to

Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation and doors leading off to



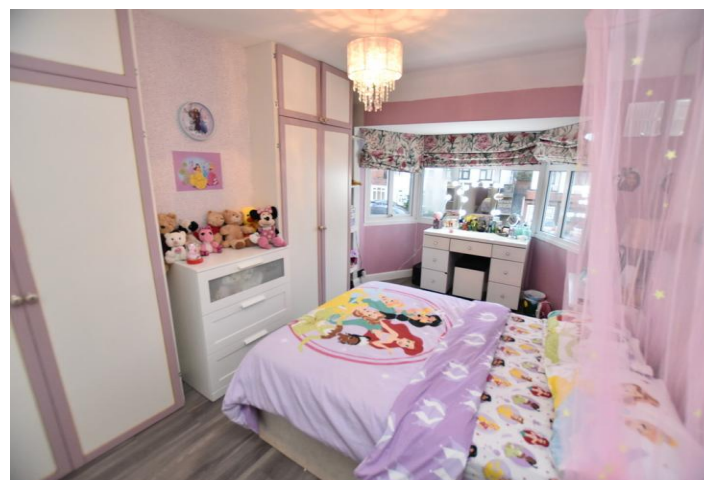
Lounge to Front

14' 2" x 10' 1" (4.32m x 3.07m) With UPVC double glazed bay window to front elevation, laminate flooring, wall mounted radiator, ceiling light point and feature open fireplace with wooden surround and stone hearth

Extended Open Plan Family Kitchen/Diner

Sitting Room

12' 3" x 9' 7" (3.73m x 2.92m) With wall and ceiling light points, wood effect flooring, electric fire suite with marble hearth and surround



Open Plan Kitchen/Diner

24' 4" max x 23' 5" max (7.42m max x 7.14m max) Being re-fitted with a range of wall, base and drawer units with a butcher block style work surface over with space for a Range style cooker with extractor hood over. Central island with quartz work surface incorporating an inset sink with copper mixer tap over, integrated AEG dishwasher and breakfast bar. Tiling to floor, four wall mounted radiators, ceiling light points and spot lights, feature roof lantern, double glazed window to the rear aspect, double glazed bi-fold doors to rear garden and door to

Inner Lobby

With tiled flooring, door to garage and door to

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 and ceiling spot lights

Utility

8' 8" x 6' 1" (2.64m x 1.85m) Fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Wall mounted gas central heating boiler, space and plumbing for washing machine and tumble dryer, tiling to splash back areas, ceiling light point and door to garage store

First Floor Landing

With ceiling light point, obscure double glazed window to side, stairs rising to second floor and doors leading off to

Bedroom One to Rear

12' 4" x 10' 2" (3.76m x 3.1m) With double glazed window to rear elevation, radiator, ceiling light point and laminate flooring

Bedroom Two to Front

14' 5" x 9' 1" (4.39m x 2.77m) With double glazed bay window to front elevation, radiator, wood effect flooring, ceiling light point and two double fitted wardrobes

Bedroom Three to Front

6' 5" x 6' 4" (1.96m x 1.93m) With double glazed window to front elevation, radiator and ceiling light point

Modern Family Bathroom

8' 3" x 6' 4" (2.51m x 1.93m) Being fitted with a modern white suite comprising of a panelled spa bath with shower, separate corner spa shower, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling spot lights and obscure double glazed windows to the side and rear elevations

Second Floor Landing

With ceiling light point, obscure double glazed window to side and door leading off to

Bedroom Four

15' 4" max x 10' 9" max (4.67m max x 3.28m max) With double glazed window to rear elevation, radiator, ceiling light point, fitted wardrobes, laminate flooring and door to

En-Suite Shower Room

5' 8" x 4' 4" (1.73m x 1.32m) Being fitted with a modern white suite comprising of a vanity wash hand basin, a low flush W.C and wall mounted electric shower. Chrome heated towel rail, tiling to splash prone areas and floor with floor drain, ceiling light point and an obscure double glazed window to the rear elevation

South/Westerly Facing Rear Garden

Being mainly laid to lawn with a ceramic patio and composite decked area with verandah over, panelled fencing to boundaries and planted shrubs

Garage Store

With side hung doors to property frontage and courtesy door to utility

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		81
(69-80)	C		
(55-68)	D	67	
(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 are 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.