



smarthomes

Stockley Crescent

Shirley, Solihull, B90 3SW

- A Beautifully Presented Detached Family Home
- Four Bedrooms
- South East Facing Rear Garden
- Currently Within Tudor Grange Academy Catchment

£675,000

EPC Rating 67

Current Council Tax Band E





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 tarmac driveway providing off road parking extending to gated side access to rear garden, up and over garage door and feature storm porch with exterior lighting and attractive composite front door leading through to



Welcoming Entrance Hallway

With ceiling spot lights, coving to ceiling, Amtico flooring, radiator, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With obscure circular double glazed window to front, radiator, low flush WC, feature vanity wash hand basin, complementary tiling to splashback areas, extractor, ceiling light point and Amtico flooring

Attractive Lounge to Front

16' 4" x 11' 5" (5.0m x 3.5m) With double glazed window to front elevation, ceiling light point, coving to ceiling, radiator and double doors leading into



Re-Fitted Dining Kitchen to Rear

24' 11" x 12' 1" (7.6m x 3.7m) Being fitted with an attractive range of wall, drawer and base units with complementary Quartz work surfaces and matching upstands, inset sink with mixer tap, central island with four ring Neff induction hob and feature extractor over, inset eye-level Neff oven and grill, integrated dishwasher, space for American style fridge freezer, concealed drinks station, two radiators, spot lights to ceiling, Amtico flooring, double glazed window to rear, double glazed French doors leading out to the South East facing rear garden and door leading into

Utility Room to Rear

11' 1" x 4' 11" (3.4m x 1.5m) With double glazed composite door to rear garden, fitted wall and base units, Quartz worktop with matching upstands, inset sink with mixer tap, space and plumbing for washing machine and tumble dryer, cupboard housing Worcester Bosch boiler, ceiling spot lights, Amtico flooring, door to useful cloaks cupboard and door leading to garage



Accommodation on the First Floor

Landing

With ceiling light point, loft access, radiator and doors leading off to

Bedroom One to Front

11' 5" x 10' 9" (3.5m x 3.3m) With double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes and door leading into



Re-Fitted En-Suite Shower Room

Being re-fitted with a three piece white suite comprising of; shower enclosure with thermostatic rainfall shower and additional shower attachment, low flush WC and floating vanity wash hand basin with complementary tiling to water prone areas and floor, obscure double glazed window to side, ladder style radiator, extractor and spot lights to ceiling

Bedroom Two to Rear

11' 1" x 10' 5" (3.4m x 3.2m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Rear

10' 2" x 8' 2" (3.1m x 2.5m) With double glazed window to rear elevation, radiator, fitted wardrobes and ceiling light point

Bedroom Four to Front

8' 2" x 7' 6" (2.5m x 2.3m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom

7' 10" x 5' 10" (2.4m x 1.8m) Being re-fitted with a three piece white suite comprising; panelled bath with thermostatic rainfall shower over, additional shower attachment and glazed screen, low flush WC and vanity wash hand basin, with complementary tiling to water prone areas, tiled flooring, obscure double glazed window to side, ladder style radiator, extractor, spot lights to ceiling and useful airing cupboard



South East Facing Rear Garden

Being mainly laid to lawn with paved patio, gated side access to driveway, timber potting shed, fencing to boundaries, exterior lighting and a range of mature shrubs, trees and bushes

Garage

16' 4" x 8' 6" (5.0m x 2.6m) With up and over garage door to driveway, ceiling light point and power points

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 - E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	87	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.