



**Stoneleigh Road, Solihull B91 1DJ**



**welcome to**

**Stoneleigh Road, Solihull**

A four-bedroom detached family home on the popular Stoneleigh Road in Solihull, offering a quiet, cul-de-sac location with spacious and versatile accommodation throughout. The property benefits from a driveway, front garden, and a garage conversion (with building regulations).



### **Entrance Hall**

Stairs, tiled flooring, door to W.C.

### **Cloakroom**

Toilet, sink, radiator and tiled flooring

### **Lounge**

18' 3" x 11' ( 5.56m x 3.35m )

Window to front, patio doors to rear garden, radiator, carpet and gas fire.

### **Dining Room**

16' 5" x 14' 2" ( 5.00m x 4.32m )

Window to front, radiator, Engineered Wooden flooring, storage cupboard with boiler and gas meter.

### **Kitchen**

18' 1" x 9' 9" ( 5.51m x 2.97m )

Patio doors to rear garden, window to rear, tiled flooring, radiator, integrated dishwasher and fridge freezer, coffee machine, electric oven and hob, quartz worktops and splashback.

### **Utility Room**

Radiator, sink space for washing machine and dryer, tiled floor, door to rear and window to side, quartz worktops.

### **Landing**

Carpet and radiator

### **Bedroom One**

11' 2" Max x 10' 11" ( 3.40m Max x 3.33m )

Window to front, radiator, carpet, storage cupboard as wardrobe.

### **Bedroom Two**

15' 3" x 10' Max ( 4.65m x 3.05m Max )

Window to rear, radiator, carpet and built in wardrobes.

### **Bedroom Three**

11' 11" x 7' 7" ( 3.63m x 2.31m )

Window to front, radiator and carpet.

### **Bedroom Four**

10' x 8' ( 3.05m x 2.44m )

Window to rear, radiator and carpet.

### **Bathroom**

Toilet, bath, window to side, sink, shower, towel radiator, half height tiling and tiled floor.



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welcome to

## Stoneleigh Road, Solihull

- CHAIN FREE
- Spacious kitchen/diner
- Separate lounge
- Utility room
- Driveway

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

offers over

**£650,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SLY112095 - 0006

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**0121 744 4595**



[shirley@shipways.co.uk](mailto:shirley@shipways.co.uk)



208 Stratford Road, Shirley, SOLIHULL, West  
Midlands, B90 3AG



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