



smarthomes

Stanway Road

Shirley, Solihull, B90 3JE

- A Three Bedroom Semi Detached Family Home
- Three Reception Rooms
- Extended Kitchen Breakfast Room
- Currently Falling Within Tudor Grange Academy Catchment Area

£369,950

EPC Rating '58'





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys, Morrisons 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 Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations.

The property is set back from the road behind a lawned fore-garden and gravelled driveway with block edge extending to up-and-over garage door and feature canopy porch with obscure glazed front door with leaded window to side leading into



Entrance Hall

With engineered oak flooring, spindle balustrade staircase rising to the first floor accommodation, colonial panelled door to handy store cupboard with cloak hooks and shelving, door to lounge and double opening doors leading through to

Dining Room to Front

10' 4" x 11' 5" (3.15m x 3.48m) With engineered wood flooring, UPVC double glazed bay window to front elevation, wall mounted radiator and ceiling light point

Reception Room Two

10' 6" x 17' 10" (3.2m x 5.44m) With engineered wood flooring, wall mounted radiator, two wall light points, ceiling light point, coving to ceiling and living flame stone effect electric fire

Reception Room Three to Rear

10' 3" x 9' 5" (3.12m x 2.87m) Having double glazed patio doors leading out to the rear garden providing views over south facing rear garden, feature vaulted ceiling, ceiling light point and wall mounted radiator

Extended Kitchen Breakfast Room to Rear

11' 5" (Max) x 20' 9" (3.48m (Max) x 6.32m) Being fitted with a range of high gloss base and wall units, sink and drainer unit with mixer tap, full width integrated dishwasher, four ring brushed stainless steel effect Neff hob set below combination light and extractor, 70/30 under-counter refrigerator, integrated Neff oven and grill, marble effect roll-top work surfaces, complementary tiling to water prone areas, wall mounted radiator, UPVC double glazed French doors leading out to south facing rear garden, colonial panel bi-fold door to handy store area with ample shelving, workstation and inset down-lighters, feature casement windows through to reception room three, ceramic tiling to floor and panelled door with glazed inserts leading to

Extended Utility to Rear

6' 9" x 7' 8" (2.06m x 2.34m) With autumn leaf obscure glazed door leading out to rear garden, plumbing for washing machine, courtesy door to garage, a range of base and wall units and colonial panelled door leading to

Guest WC

With modern vanity wash hand basin, close coupled WC and ceiling light point

Accommodation On The First Floor

Landing

With obscure double glazed window to side elevation, access to boarded loft space with loft ladder and power and colonial panel doors leading off to





Master Bedroom to Rear

13' 5" x 10' 6" (4.09m x 3.2m) With stripped timber effect flooring, double glazed window overlooking south facing rear garden, wall mounted radiator and ceiling light point

Bedroom Two to Front

15' 2" x 10' 8" (4.62m x 3.25m) With stripped timber effect flooring, feature bay window to front elevation, wall mounted radiator and ceiling light point

Bedroom Three to Front

6' 8" x 8' 3" (2.03m x 2.51m) With double glazed window to front elevation, wall mounted radiator and ceiling light point



Family Bathroom

Having a four piece suite comprising pedestal wash hand basin, low level W.C., panelled bath and separate shower cubicle being tiled with wall mounted electric shower, stripped timber effect flooring and chrome effect heated towel rail

South Facing Rear Garden

The garden is approximately 100ft. in length and is mainly laid to lawn with retaining trellis, well stocked shrubbery borders, paved pathway extending to further lawned area with pre-fabricated shed, mature trees and vegetable patch

Garage

18' 0" x 7' 3" (5.49m x 2.21m) With up-and-over panel fronted door, ceiling strip lights, additional access and storage to eaves, wall mounted Vokera central heating boiler and offering superb potential for conversion or extension subject to relevant planning permission

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges

