



smarthomes

Stanton Road

Shirley, Solihull, B90 2DT

- A Well Maintained Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- South Facing Rear Garden

£290,000

EPC Rating - TBC

Current Council Tax Band - C





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 with a shrubbed garden area to side and UPVC double glazed doors leading into

Enclosed Porch

With a further glazed door leading to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and door leading off to

Lounge to Front

14' x 11' (4.27m x 3.35m) With a double glazed bay window to front elevation, wall mounted radiator, wall light points and a feature fireplace with electric fire



Dining Room to Rear

13' 6" x 11' (4.11m x 3.35m) With UPVC double glazed French doors with matching side windows leading to rear garden, wall mounted radiator, ceiling light point and opening into

Fitted Kitchen to Rear

10' 4" x 5' 8" (3.15m x 1.73m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for freestanding electric cooker, tiling to splash back areas, ceiling light point, a double glazed window to the rear aspect and part glazed wooden door leading to



Utility Area & W.C

9' x 5' 2" (2.74m x 1.57m) With a fitted work surface, space and plumbing for washing machine, door to brick built storage cupboard, door to W.C, part glazed wooden door to garage and part glazed wooden door with side window leading to rear garden

Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Front

14' 4" x 10' 2" (4.37m x 3.1m) With double glazed bay window to front elevation, radiator and ceiling light point





Bedroom Two to Rear

11' 0" x 10' 6" (3.35m x 3.2m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

8' 4" x 6' 9" (2.54m x 2.06m) With double glazed window to front elevation, radiator and ceiling light point

Shower Room to Rear

9' 6" x 5' 8" (2.9m x 1.73m) Being fitted with a white suite comprising of a shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling light point, airing cupboard housing a recently installed wall mounted gas central heating boiler and an obscure double glazed window to the rear elevation

South Facing Rear Garden

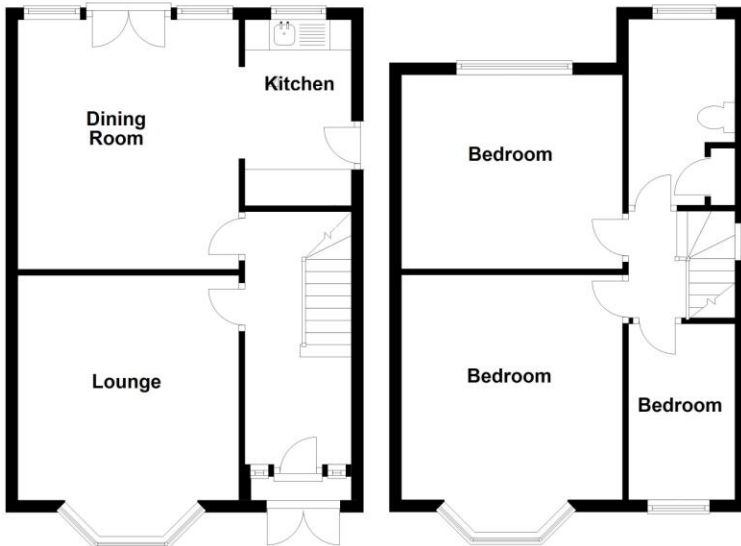
Being mainly laid to lawn with a crazy paved patio, well stocked flowering shrub borders and panelled fencing to boundaries

Garage

17' 8" x 7' 7" (5.38m x 2.31m) Located at the side of the property with side hung doors for vehicular access, ceiling light point 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 Nigel Hodges. Current council tax band - C



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