



Stanway Road Shirley, Solihull

- A Very Well Presented & Extended Semi-Detached Family Home
- Five Double Bedrooms
- Superb Extended Open Plan Family Kitchen/Diner & Lounge
- Luxury Family Bathroom & En-Suite Shower Room

£625,000

Current EPC Rating - C
Current Council Tax Band - D

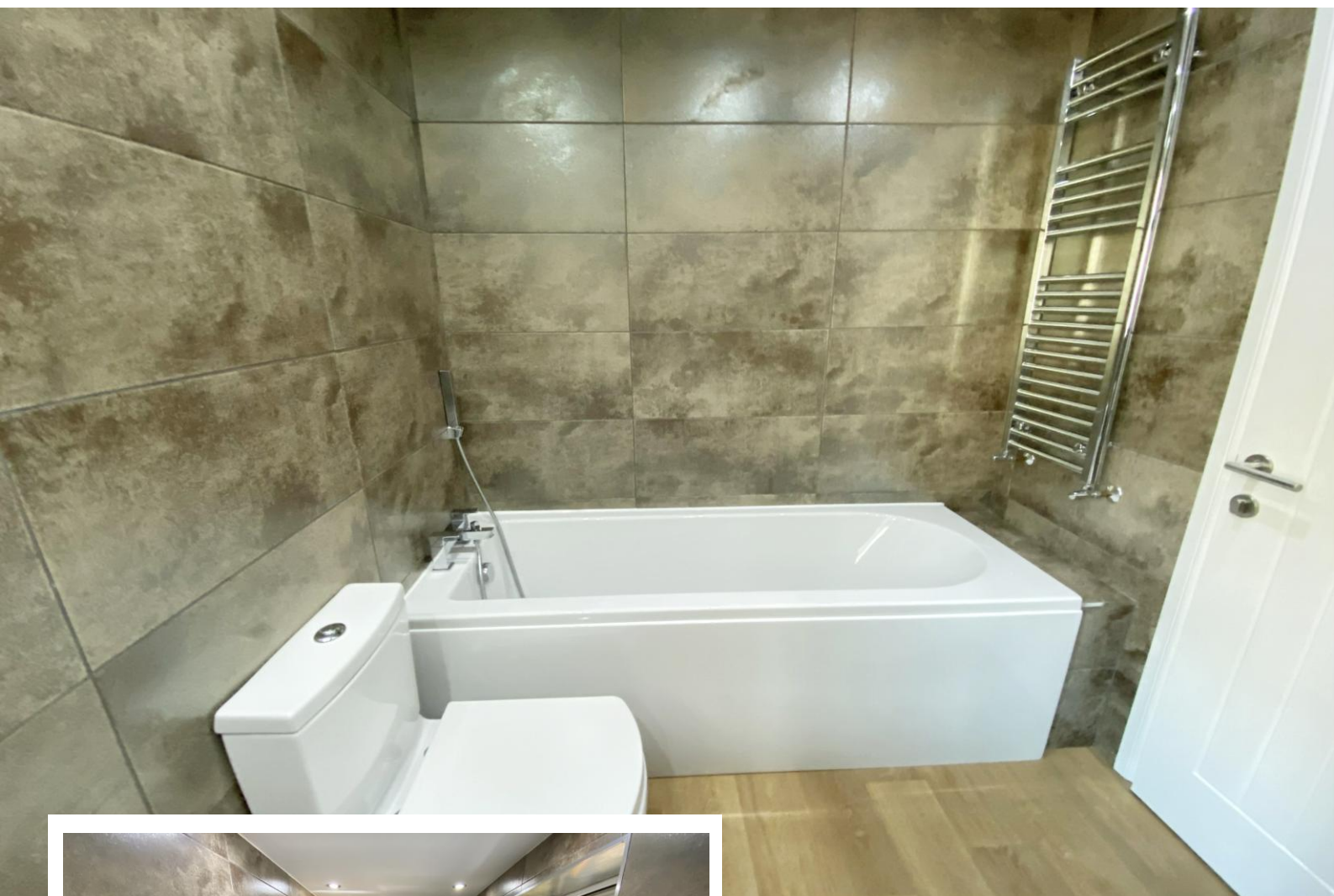




Property Description

A substantially extended and beautifully presented family home benefitting from five double bedrooms, stunning open plan family dining kitchen, spacious lounge, study, utility room, guest W.C, luxury four piece family bathroom, en-suite shower room, landscaped rear garden with home office/gym/ancillary accommodation, garage and off road parking

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 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.



Rooms & Measurements

Spacious Lounge to Front 14' 11" x 10' 4" (4.55m x 3.15m)

Superb Family Dining Kitchen to Rear 31' 0" max x 21' 1" max (9.45m x 6.43m)

Internal Home Office/Study 7' 0" x 8' 0" up to storage (2.13m x 2.44m)

Utility Room 7' 3" x 5' 0" (2.21m x 1.52m)

Bedroom Two to Rear 18' 8" x 10' 0" (5.69m x 3.05m)

Bedroom Three to Front 15' 0" into bay x 10' 2" into wardrobe (4.57m x 3.1m)

Bedroom Four to Front 11' 10" x 9' 3" max (3.61m x 2.82m)

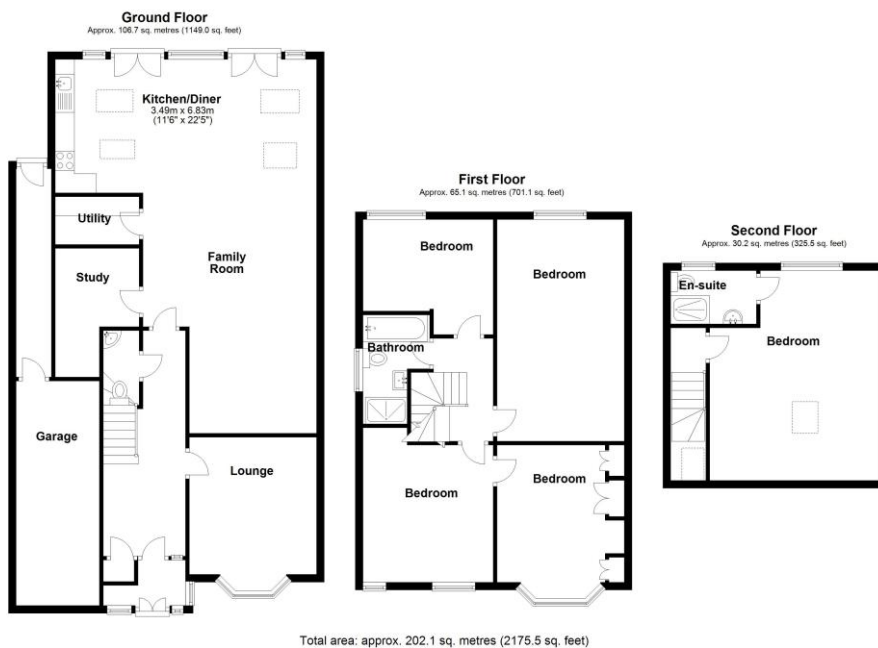
Bedroom Five to Rear 11' 9" x 8' 9" (3.58m x 2.67m)

Bedroom One 20' 0" x 14' 1" (6.1m x 4.29m)

Home Office/Gym/Ancillary Accommodation 16' 10" x 8' 1" (5.13m x 2.46m)

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 - D



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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 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.