

# Horton & Storey



151 Stanway Road, Shirley, Solihull, B90 3JQ

£465,000

- Extended
- Tudor Grange Academy Catchment
- Kitchen Diner
- Family Bathroom
- Off Road Parking
- Immaculate Condition
- Three Bedrooms
- Fantastic Rear Garden
- Garage
- No Chain

# 151 Stanway Road, Solihull B90 3JQ

Available with NO CHAIN. A stunning three bedroom semi detached property that has been extended and renovated by the current owners. This is ideal for families looking to move into a property that requires no work and situated in the Tudor Grange Academy Catchment Area. Call now to arrange a viewing



Council Tax Band: D



#### Approach

Via the drive way with parking for multiple cars leading to the front door;

#### Hallway

The hall provides a bright and airy welcome to the property, there are stairs leading to the first floor landing with built in storage under, doors to the ground floor rooms and a central heating radiator;

#### Reception One

Currently being used as a home office with bespoke fitted office furniture, a double glazed bay window to the front elevation and a central heating radiator;

#### Reception Two

A perfect family room that has been extended to the rear, there is a gas fire with feature fireplace, two central heating radiators and patio doors leading to the rear garden;

#### Extended Kitchen

The spectacular kitchen/diner that really is the hub of this home and a brilliant selling feature. There are a range of modern, high gloss wall and floor base units with quartz worksurface over and a stand alone island. The fitted appliances include a dishwasher, induction hob, oven and microwave oven.

There are two velux windows to the rear and bi fold doors leading to the garden;

#### First Floor

##### Landing

There is a double glazed window to the side, doors to first floor rooms and access to the boarded loft via a pull down ladder;

##### Bedroom One

A large double bedroom with a double glazed bay window to the front elevation, central heating radiator and bespoke fitted wardrobes;

##### Bedroom Two

A large double bedroom with a double glazed bay window to the rear elevation, central heating radiator and bespoke fitted wardrobes;

##### Bedroom Three

Housing a double bed, a double glazed window to the front, central heating radiator and a range of bespoke fitted wardrobes;

##### Family bathroom

This modern bathroom is fully tiled and has a P shaped bath with shower over, a wc with a sink and customised storage units, a double glazed window to the rear and a heated towel rail.

##### Rear Garden

This private rear garden has been completely overhauled and carefully maintained by the current owners. There is a large patio area perfect for entertaining that steps down on the long manicured lawn with mature shrubs and bushes to the borders.

##### Garage

Housing the central heating boiler, plumbing for a washing machine, space for tumble dryer and door to the front



## Directions

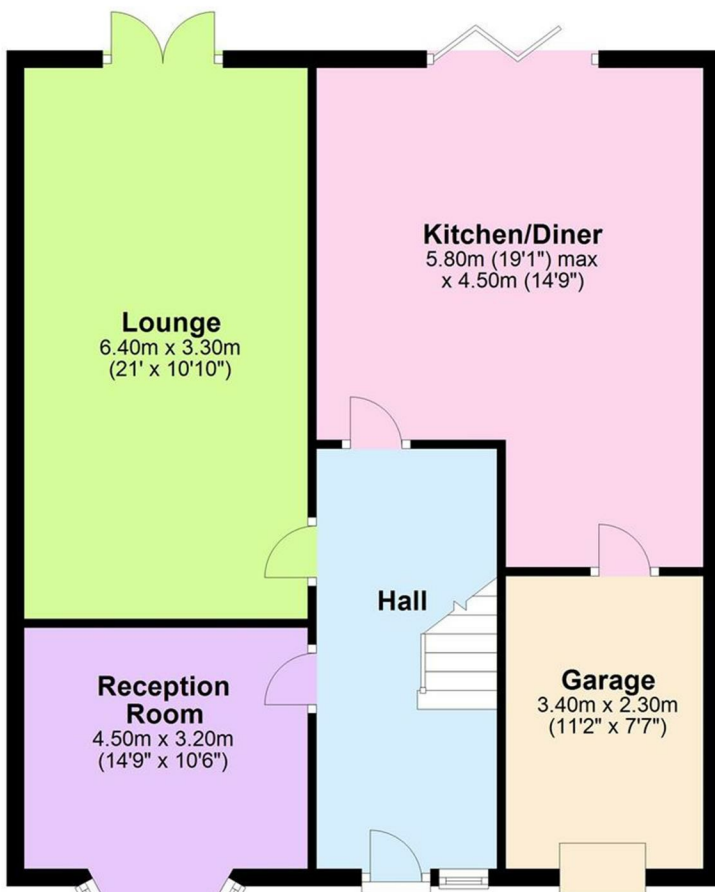
## Viewings

Viewings by arrangement only. Call 0121 6630099 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor



## First Floor

