

# Horton & Senate



26 Stanton Road, Shirley, Solihull, B90 2DU

£339,950

- Three Bedroom Semi Detached
- Generous Rear Garden
- Large Kitchen
- Large Plot - Potential To Extend STPP
- Two Reception Rooms
- Rear Extension

# 26 Stanton Road, Solihull B90 2DU

Horton & Senate are proud to offer this semi-detached three bedroom home, located on Stanton Road in Shirley. Within walking distance to Shirley High Street and a generous sized rear garden with potential to extend (subject to planning permission).

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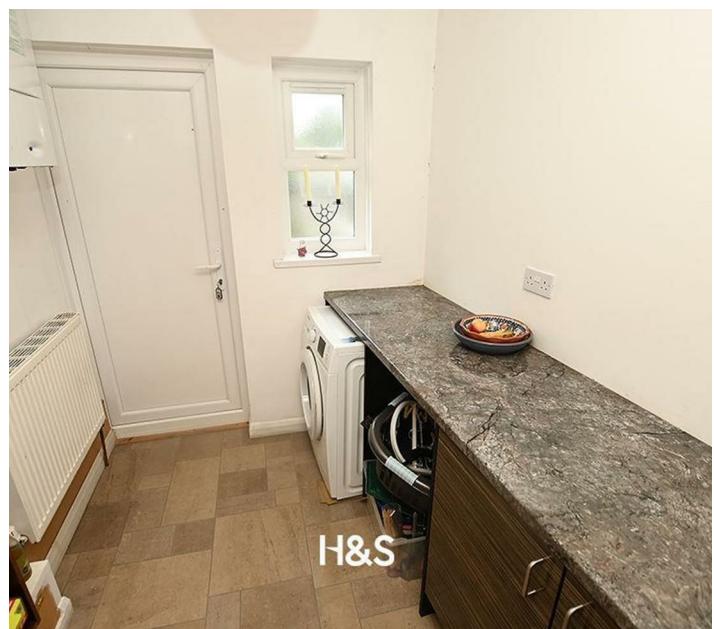
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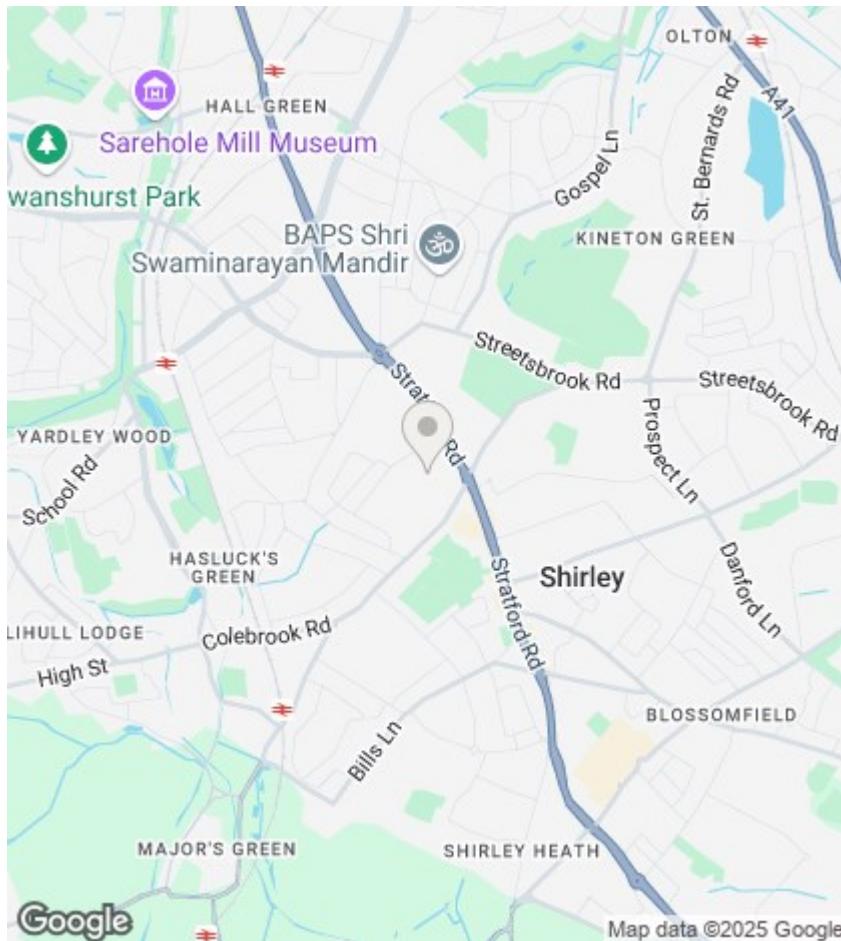
Council Tax Band: C



| Description                                                                                                                                                                          | First floor                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approach                                                                                                                                                                             | Landing                                                                                                                                                                                                                                                             |
| Via driveway providing off road parking, leading to the porch and access to the utility.                                                                                             | Doors leading to first floor rooms, access to the loft and a double glazed window to the side elevation.                                                                                                                                                            |
| Ground floor                                                                                                                                                                         |                                                                                                                                                                                                                                                                     |
| Hallway                                                                                                                                                                              | Bedroom one                                                                                                                                                                                                                                                         |
| Enter the property via porch/french doors, stairs to the first floor, doors leading to ground floor rooms and a central heating radiator.                                            | Large double bedroom, double glazed window to the front elevation and a central heating radiator.                                                                                                                                                                   |
| Reception one                                                                                                                                                                        | Bedroom two                                                                                                                                                                                                                                                         |
| Front reception room with a feature fireplace, large double glazed window to the front elevation and a central heating radiator.                                                     | Large double bedroom, double glazed window to the rear elevation and a central heating radiator.                                                                                                                                                                    |
| Reception two                                                                                                                                                                        | Bedroom three                                                                                                                                                                                                                                                       |
| Rear reception room with a gas fireplace, a central heating radiator, double glazed window to the rear elevation and a door leading to the rear garden.                              | Single bedroom, double glazed window to the front elevation and a central heating radiator.                                                                                                                                                                         |
| Office                                                                                                                                                                               | Bathroom                                                                                                                                                                                                                                                            |
| With a double glazed window to the rear elevation and a central heating radiator.                                                                                                    | Panelled bath with shower over, sink with built in storage, WC, a heated towel rail, tiled floor and walls and a double glazed window to the rear elevation.                                                                                                        |
| Kitchen                                                                                                                                                                              | The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017                                                                                                                                                                                    |
| A range of floor and wall based units with work surface over, a sink with a mixer tap, integrated oven, hob, extractor fan and doors leading to the utility room and rear extension. | 'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'. |
| Utility                                                                                                                                                                              |                                                                                                                                                                                                                                                                     |
| Houses the boiler, washing machine, storage cupboards, a double glazed window to the front elevation and a door leading to the driveway.                                             |                                                                                                                                                                                                                                                                     |
| Rear extension                                                                                                                                                                       |                                                                                                                                                                                                                                                                     |
| Double glazed windows overlooking the rear garden, french doors with steps leading to the garden.                                                                                    |                                                                                                                                                                                                                                                                     |
| Rear garden                                                                                                                                                                          |                                                                                                                                                                                                                                                                     |
| A generous rear garden with a slabbed patio area, gravel and an expansive lawn with a mix of mature trees and shrubs.                                                                |                                                                                                                                                                                                                                                                     |







## Directions

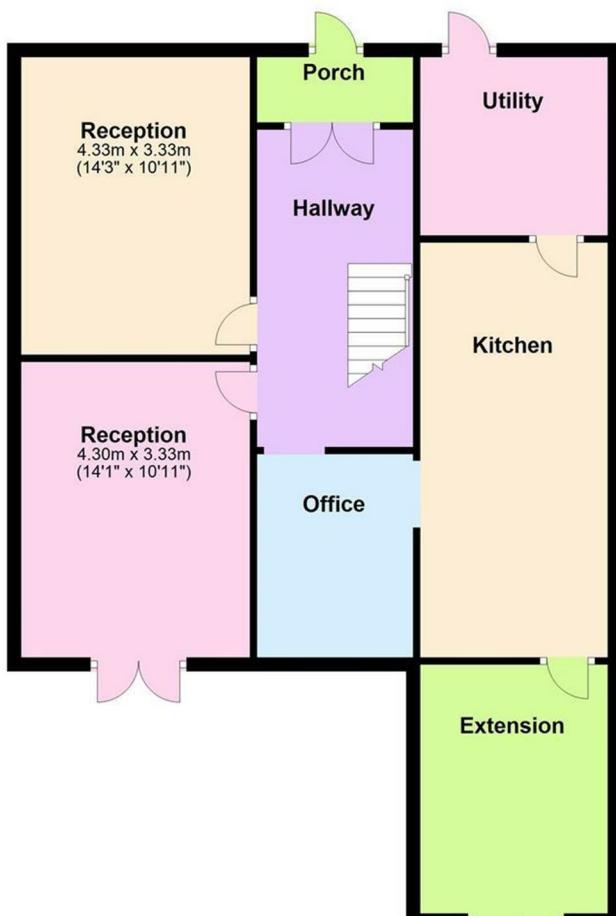
## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

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

### Ground Floor



### First Floor

