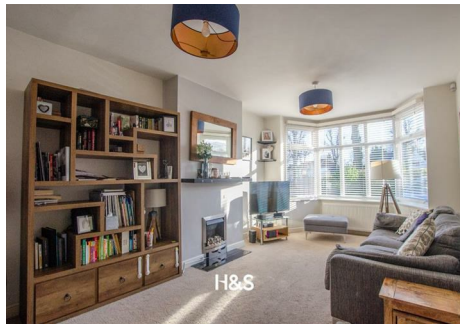


Horton & Senate



5 Stanway Road, Shirley, Solihull, B90 3JB

Offers Over £399,950

- Three Bedroom Semi Detached
- Driveway With Space For Off Road Parking
- Two Downstairs Receptions
- Potential To Extend STPP
- Well Presented Throughout
- Family Bathroom And Downstairs WC
- Large Kitchen
- Within Tudor Grange Academy Catchment Area

5 Stanway Road, Solihull B90 3JB

This delightful semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. Additionally, the generous parking space accommodates up to three vehicles, a rare find in this sought-after area, allowing for ease of access and peace of mind.

3

1

2

D

Council Tax Band: D



Property description

Approach

Via tiled driveway with space for off road parking.

Ground floor

Porch

Entry via UPVC door.

WC

WC, wash basin and a double glazed window to the front elevation.

Hallway

Under stairs storage, stairs to the first floor and doors to all ground floor rooms. Central heating radiator.

Kitchen

A range of wall and floor based units with surface over and storage, double glazed windows to the rear elevation. Central heating radiator. Gas hob, oven, Extractor fan. Space and plumbing for washing machine and dishwasher.

Snug/Office

Sliding doors leading to the rear elevation, door to garage, central heating radiator.

Garage

Front reception

Double glazed bay window to the front elevation, gas fireplace. Central heating radiator.

First floor

Landing

Double glazed window to side elevation, doors to first floor rooms access to loft.

Bedroom one

Double glazed bay window to the front elevation, central heating radiator, built in storage.

Bedroom two

Double glazed window to rear elevation, central heating radiator.

Bedroom three

Double glazed window to the front elevation, central heating radiator.

Bathroom

Double glazed window to the rear and side elevation, tiled floor and walls, WC freestanding bath, separate walk in shower, sink with storage under, mirrored wall mounted cabinet.

Rear garden

Tiled patio area leading to lawn.

Area guide

Shirley, located within the Metropolitan Borough of Solihull in the West Midlands, is a thriving suburban area that has become increasingly popular for both living and working. It offers a blend of residential comfort, excellent educational facilities, diverse shopping and dining options, and convenient transport links.

Housing

The housing market in Shirley is diverse, offering options that cater to various preferences and budgets. The area features a mix of traditional Victorian and Edwardian homes alongside modern developments, making it appealing to a wide range of residents.

Shopping and Dining

The Stratford Road (A34) serves as Shirley's main commercial hub, lined with a variety of independent retailers, charity shops, and eateries. The Parkgate development, opened in 2015, has further enhanced the retail landscape, offering shops, restaurants, and services such as a gym and the local library. Additionally, there are retail parks like Solihull Gate Retail Park and Cranmore Retail/Business Park, which cater to various shopping needs.

Education

Stanway Road in Shirley is a desirable residential street that falls within the catchment area for the highly regarded Tudor Grange Academy.

Renowned for its outstanding academic performance and excellent facilities, Tudor Grange Academy is a top choice for families seeking quality education for their children.

****Leisure and Recreation****

Shirley offers several leisure amenities, including a public library and parks such as Shirley Park, which hosts the annual 'Donkey Derby' event. The Stratford-upon-Avon Canal provides scenic walking routes into the Warwickshire countryside. Nearby, the NEC and Genting Arena host major exhibitions and concerts, contributing to the area's vibrant cultural scene.

****Transport****

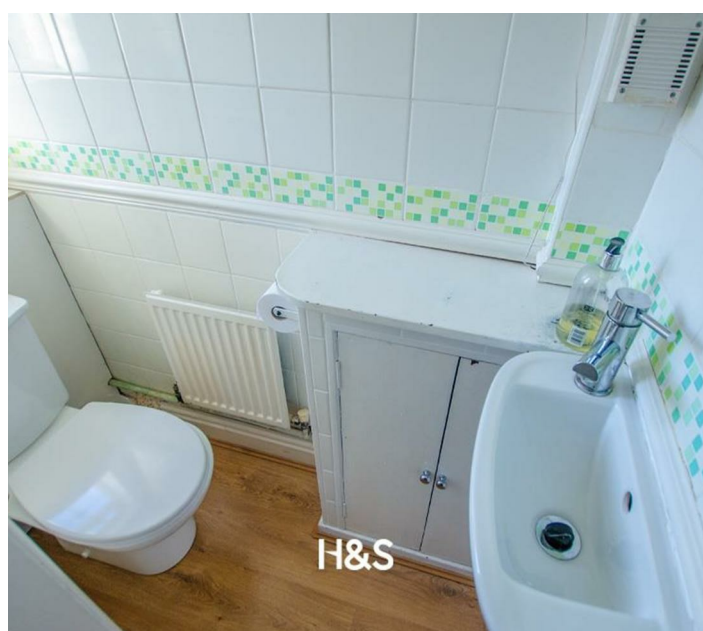
Shirley is well-connected, with its railway station on Haslucks Green Road offering services to Birmingham Moor Street, Birmingham Snow Hill, and Stratford-upon-Avon. The area is also served by several bus routes, including the 4A, 5, 6, 49, and 76, operated by National Express West Midlands, facilitating easy access to surrounding areas. The proximity to major roads like the M42 further enhances connectivity for motorists.

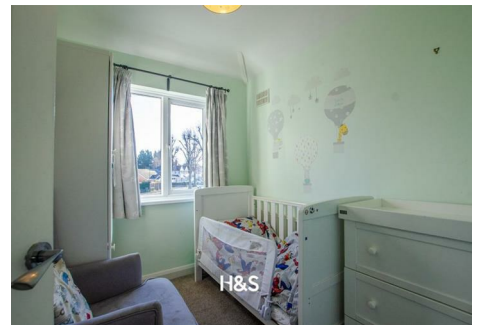
****Community and Living Environment****

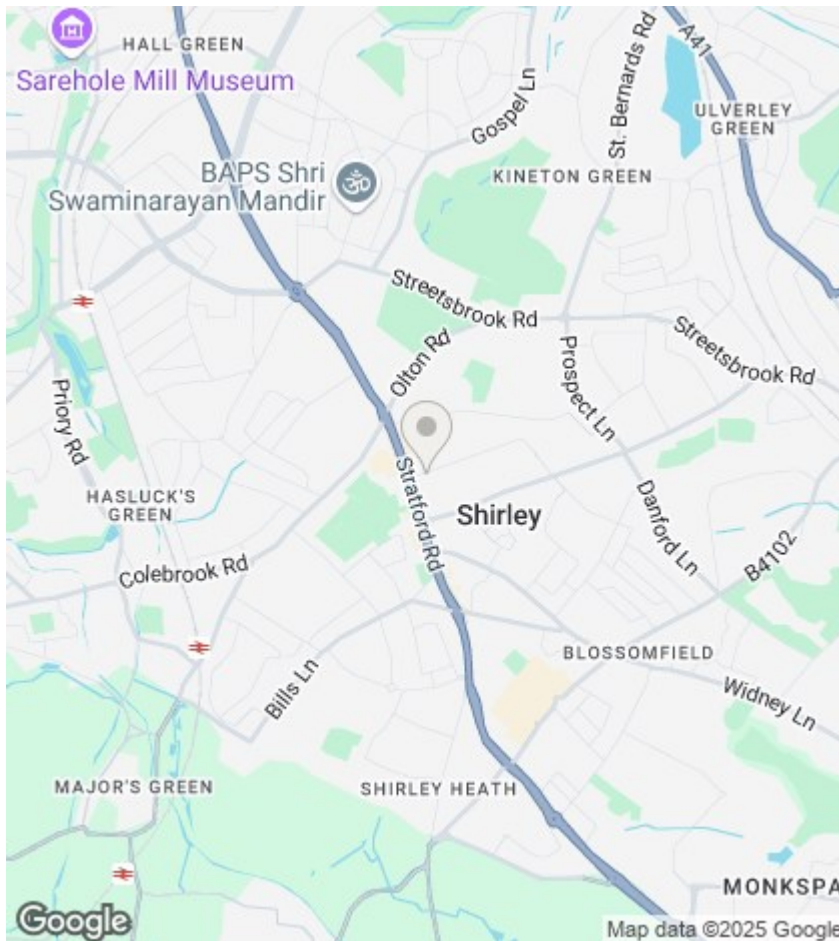
Shirley is known for its strong sense of community and family-friendly environment. The presence of parks, good schools, and various amenities contribute to a high quality of life. The area balances suburban tranquility with the conveniences of urban living, making it an attractive place for families and professionals alike.

In summary, Shirley combines excellent educational facilities, diverse housing options, ample shopping and dining experiences, and robust transport links, making it a desirable location for those seeking a balanced and vibrant living environment.

'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'







Directions

Viewings

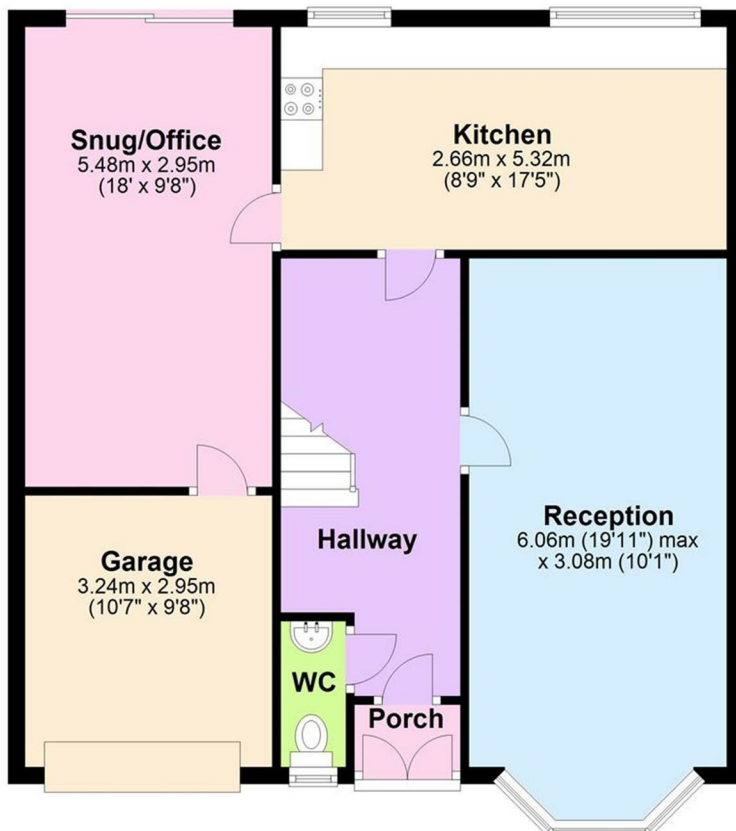
Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		63
(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

