16 Stanley Avenue
Shirley B90 3NJ

Well Presented Three Bedroom Semi Detached Home, Tucked Away In A Quiet Cul-De-Sac Close To Shirley Town Centre. Offered With Flexible Part Furnishings & Available Immediately!

DETAILS

This charming and immaculately presented traditional semi-detached home is ideally situated at the head of a peaceful cul-de-sac on Stanley Avenue, just off Olton Road. Its location offers the perfect blend of tranquillity and convenience, being within walking distance of Shirley town centre. Olton Road itself serves as a link between the A34 Stratford Road and Streetsbrook Road, a main route into Solihull town centre, making this property ideal for commuters and families alike.
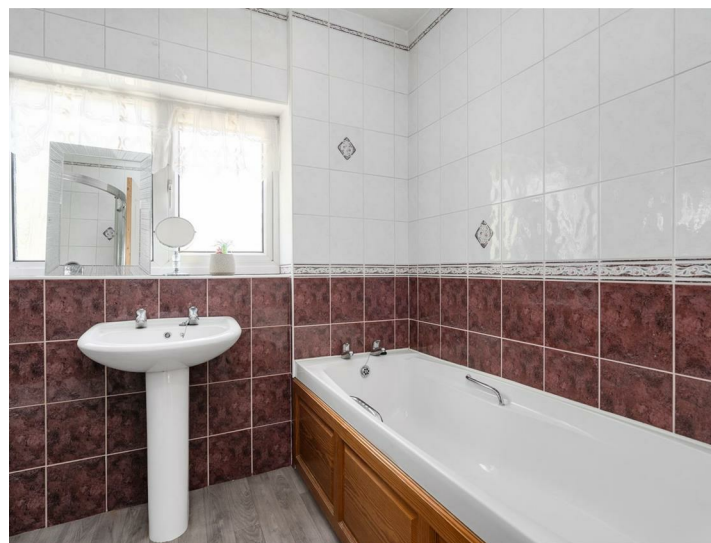
Set on a generous plot, the house is nicely set back from the road behind a neatly laid block paved driveway and a small, attractive fore garden, giving it excellent curb appeal. Upon entering, you are welcomed by a porch that leads into a spacious and inviting reception hallway. From here, you'll find two generously proportioned reception rooms, a formal dining room and a separate lounge, both offering comfortable spaces for relaxation and entertaining.

The breakfast kitchen is a bright and functional area, ideal for casual dining, and leads through to a separate utility room which provides additional space and plumbing for a washing machine.

Upstairs, a central landing gives access to three well-sized bedrooms. The principal bedroom features fitted wardrobes, offering ample storage space, while the second bedroom also benefits from built-in wardrobes. The third bedroom is versatile, perfect as a child's room, guest room, or home office. The family bathroom is fitted with a panelled bath, a pedestal wash hand basin, and a corner shower cubicle. A separate WC completes the upstairs accommodation, adding further practicality for a family household.

This is a fantastic opportunity to rent a well-maintained home in a sought after location, ideal for those looking for space, character, and convenience.

OUTSIDE

The property is believed to be within the catchment for Langley Schools, with nearby junior, infant, and secondary schools, as well as Our Lady of the Wayside RC School on the Stratford Road (subject to confirmation with the local authority).

Shirley town centre offers a wide range of shops, supermarkets, restaurants, and regular bus routes to Birmingham and Solihull, including the Touchwood shopping and leisure complex. Shirley Train Station provides services to Birmingham and Stratford-upon-Avon.

Retail parks and major business hubs such as Blythe Valley are easily accessible via the nearby M42, which also offers quick access to Birmingham Airport and the wider motorway network.

GENERAL INFORMATION

Mobile Coverage In Your Area - EE, Vodafone, Three, O2

Broadband Coverage In Your Area - Openreach, Sky

Basic - 17 Mbps
Superfast - 80 Mbps
Ultrafast - 1800 Mbps

Agents Note: Whilst every care has been taken to prepare these salesparticulars, they are for guidance purposes only. All measurements areapproximate are for general guidance purposes only and whilst every carehas been taken to ensure their accuracy, they should not be relied upon andpotential buyers are advised to recheck the measurements

FEATURES

- Traditional Semi-Detached Home In Quiet Cul-De-Sac
- Walking Distance To Shirley Town Centre
- Breakfast Kitchen With Separate Utility
- Three Bedrooms, Two With Fitted Wardrobes
- Family Bathroom With Bath & Shower
- Shops, Supermarkets, & Restaurants Nearby
- Holding Deposit - Ł357.00
- Security Deposit -Ł1788.46
- Flexible Part Furnishings
- Available Now

VIEWING

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Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales — EU Directive 2002/91/EC