



165 Stanway Road, Shirley, B90 3JQ

Sale Price £445,000



**Love
Property Co.**

165 Stanway Road, Shirley, Solihull, B90 3JQ

Tenure - Freehold

EPC Rating - D

Council Tax Band – D

Love Property Co are pleased to offer extended three-bedroom semi-detached property with integral side garage, ample off-road parking and large rear garden.

Located close to local amenities, local Schools and with M42 motorway link close by. Benefiting from double glazing, gas central heating and comprising of enclosed entrance porch, entrance hallway with fitted storage and staircase to first floor, lounge with bay window to front, family room, extended open plan kitchen/diner with sliding patio door to rear garden, utility room with access into garage and fitted shower room, bedrooms one and two with fitted wardrobes, refitted bathroom with separate shower cubicle and large rear garden with paved patio area.



PROPERTY MEASUREMENTS:

LOUNGE - 11'10" x 10'6" (3.61m x 3.20m)

FAMILY ROOM - 12'8" x 10'6" (3.87m x 3.20m)

KITCHEN/DINER - 17'9" x 24'1" (5.41m x 7.35m)

SHOWER ROOM - 4'5" x 6'2" (1.34m x 1.89m)

BEDROOM ONE - 12'8" x 8'3" (3.87m x 2.51m)

BEDROOM TWO - 11'10" x 8'3" (3.61m x 2.51m)

BEDROOM THREE - 8'1" x 6'11" (2.46m x 2.11m)

BATHROOM - 8'7" x 6'11" (2.62m x 2.11m)

GARAGE - 19'2" x 6'8" (5.83m x 2.03m)

TOTAL SIZE - 1347.7 sq. feet (125.2sq. metres)

PROPERTY INFORMATION:

TENURE - Freehold

COUNCIL TAX - Band D

EPC RATING – D

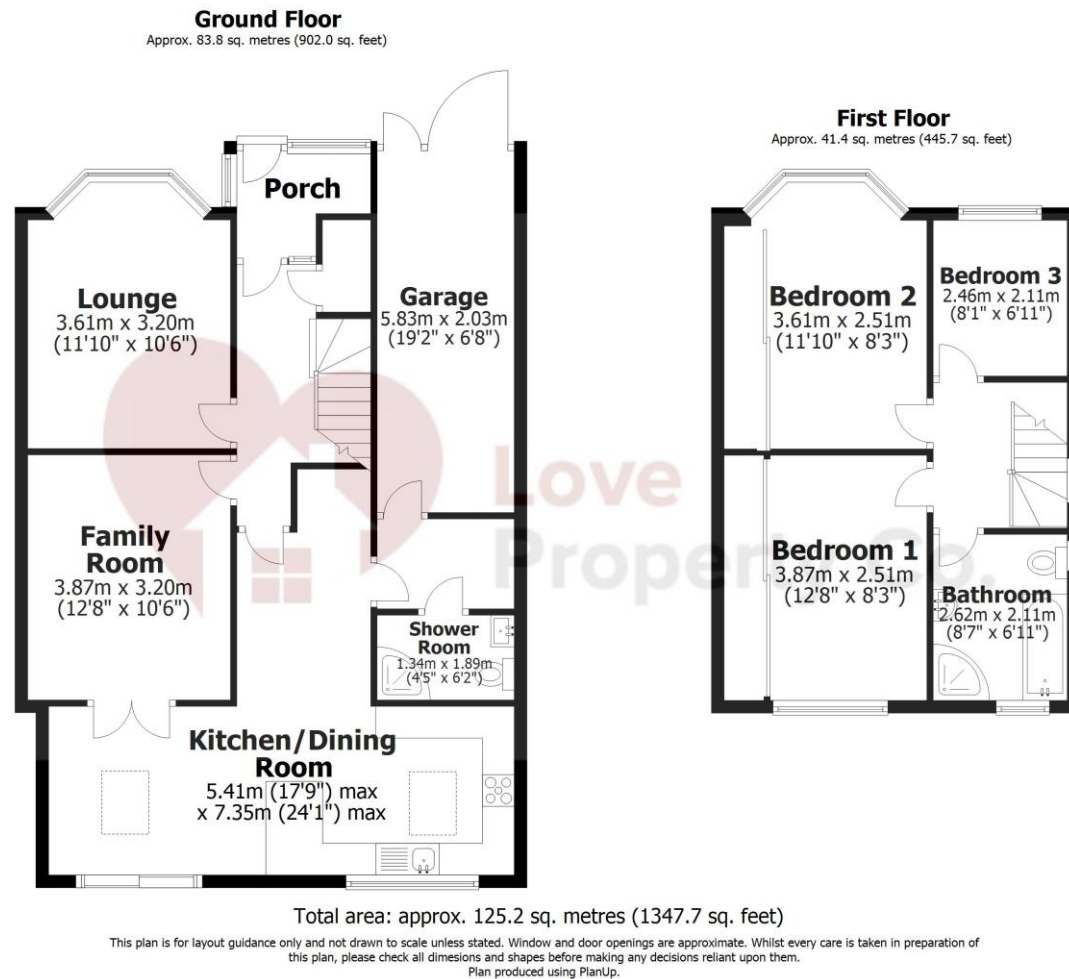
ITEMS INCLUDED IN THE SALE

Furniture is all negotiable

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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