156 Stanway Road, B90 3JH
Sale Price £500,000

Love Property Co.

156 Stanway Road, Shirley, Solihull, B90 3JH

Tenure - Freehold
EPC Rating - D
Council Tax Band - D

Love Property Co are pleased to offer this well presented and substantially extended semi-detached family home currently within Tudor Grange Academy catchment, comprising of open plan family dining kitchen, utility, lounge, guest WC, four bedrooms, modern en-suite shower room, family bathroom, southwest facing rear garden, garage/store and off-road parking

The property is set back from the road behind a block paved driveway providing off road parking leading into enclosed porch and further door leading to entrance hallway. Stairs leading to the first-floor accommodation and doors leading off to lounge.

Open plan kitchen/diner, beautiful re-fitted with a range of wall, base and drawer units with a butcher block style work surface over with space for a Range style cooker with extractor hood over. Central island with quartz work surface incorporating an inset sink with copper mixer tap over, integrated AEG dishwasher and breakfast bar. Double glazed window to the rear aspect, double glazed bi-fold doors to rear garden and door to W.C fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin.

Utility, fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Wall mounted gas central heating boiler, space and plumbing for washing machine and tumble dryer and door to garage store.

First floor landing stairs rising to second floor and doors leading off to three bedrooms. Family bathroom, fitted with a modern white suite comprising of a panelled spa bath with shower, separate corner spa shower, pedestal wash hand basin and a low flush W.C.

Second floor landing leading to bedroom four having fitted wardrobes, en-suite shower room with modern white suite comprising of a vanity wash hand basin, a low flush W.C and wall mounted electric shower and chrome heated towel rail.

South/Westerly facing rear garden being mainly laid to lawn with a ceramic patio and composite decked area with veranda over, panelled fencing to boundaries and planted shrubs

Garage store with side hung doors to property frontage and courtesy door to utility

PROPERTY MEASUREMENTS:

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LOUNGE - 11'11" x 10'6" (3.63m x 3.20m)

FAMILY ROOM - 12'9" x 10'6" (3.89m x 3.20m)

KITCHEN/DINER - 24'1 x 24'10" (7.33m x 7.57m

WC - 2'10" x 7'11" (0.87m x 2.42m)

UTILITY - 9'2" x 6'7" (2.79m x 2.02m)

GARAGE STORAGE - 7'1" x 7'7" (2.16m x 2.31m)

BEDROOM ONE (SECOND FLOOR) - 15'4" x 11'4"
(4.69m x 3.46m)

EN-SUITE - 6'4" x 4'10" (2.64m x 2.11m

BEDROOM TWO (FIRST FLOOR) - 11'11" x 8'5" (3.63m
x 2.56m)

BEDROOM THREE (FIRST FLOOR) - 12'9" x 10'6"
(3.89m x 3.20m)

BEDROOM FOUR (FIRST FLOOR) - 6'10" x 6'11"
(2.08m x 2.11m)

FAMILY BATHROOM - 8'8" x 6'11" (2.64m x 2.11m)

TOTAL SIZE - 1794.2 sq. feet (166.7sq. metres)

PROPERTY INFORMATION:
TENURE - Freehold
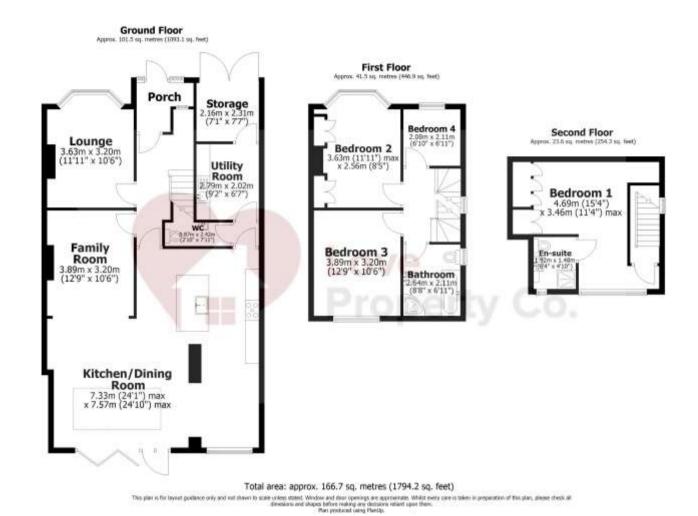COUNCIL TAX - Band D
EPC RATING - D

MONEY LAUNDERING REGULATIONS
Prior to a sale being agreed, prospective purchasers will be
required to produce identification documents. Your co-
operation with this, in order to comply with Money Laundering
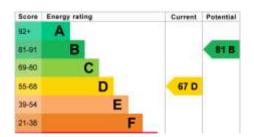regulations, will be appreciated and assist with the smooth
progression of the sale.

Ground Floor
Approx. 101.5 sq. metres (1093.1 sq. feet)

Porch

Storage
2.16m x 2.31m
(7'1" x 7'7")

Lounge
3.63m x 3.20m
(11'11" x 10'6")

Utility Room
2.79m x 2.02m
(9'2" x 6'7")

WC
0.87m x 2.42m
(2'10" x 7'11")

Family Room
3.89m x 3.20m
(12'9" x 10'6")

Kitchen/Dining Room
7.33m (24'1") max
x 7.57m (24'10") max

First Floor
Approx. 41.5 sq. metres (446.9 sq. feet)

Bedroom 4
2.08m x 2.11m
(6'10" x 6'11")

Bedroom 2
3.63m (11'11") max
x 2.56m (8'5")

Bedroom 3
3.89m x 3.20m
(12'9" x 10'6")

Bathroom
2.64m x 2.11m
(8'8" x 6'11")

Second Floor
Approx. 23.6 sq. metres (254.3 sq. feet)

Bedroom 1
4.69m (15'4")
x 3.46m (11'4") max

En-suite
1.92m x 1.48m
(6'4" x 4'10")

Total area: approx. 166.7 sq. metres (1794.2 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk

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