



**156 Stanway Road, B90 3JH**

**Sale Price £485,000**



**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

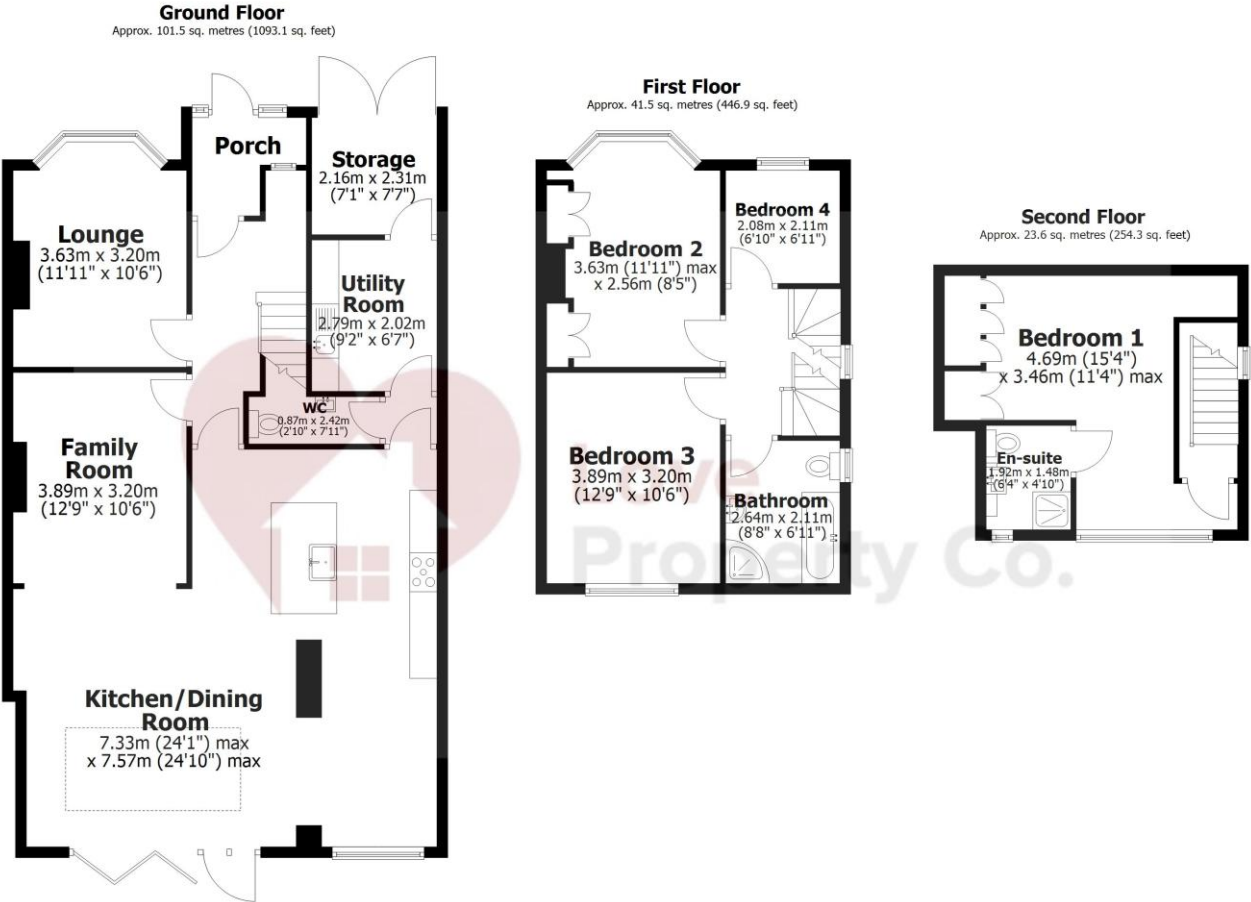
COUNCIL TAX - Band D

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.





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		

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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