



Stratford Road, Shirley Solihull B90 4EE

welcome to

Stratford Road, Shirley Solihull

A well presented and deceptively spacious two bedroom semi-detached in the popular area of Shirley. The home is an ideal opportunity for anyone looking to be within close proximity to local amenities and transport links with a short distance from the motorway.

Agent Note

The Council Tax Band is C.

Lounge

13' plus door recess x 9' 11" excluding bay (3.96m plus door recess x 3.02m excluding bay)
Double glazed bay window to front. Door to side.
Central heating radiator and fireplace.

Dining Room

12' 10" x 10' 3" (3.91m x 3.12m)
Double glazed window to side. Central heating radiator. Fireplace and reduced ceiling height.

Kitchen

14' 3" x 5' 8" plus door recess (4.34m x 1.73m plus door recess)
Double glazed window to rear and double glazed door to side. A range of wall and base units with sink and drainer. Integrated appliances (oven, washing machine & fridge-freezer). Gas hob with extractor hood over and splashback. Access to the boiler.

Bathroom

Obscure double glazed window to rear. Low level toilet, hand wash basin with pedestal and bath.
Heated towel rail and tiling to splash prone areas.

Landing

Double glazed window to side.

Bedroom One

12' 10" x 9' 9" (3.91m x 2.97m)
Double glazed window to front. Central heating radiator and fitted wardrobe. Access to loft.

Bedroom Two

10' 4" x 9' 10" (3.15m x 3.00m)

Double glazed window to rear. Central heating radiator. Door to:

Ensuite

Obscure double glazed window to side. Low level toilet, hand wash basin with pedestal and shower cubicle. Heated towel rail and tiling to splash prone areas.

Front Garden

Laid lawn and path to approach the main residence.

Rear Garden

Patio area with laid lawn and gravel. Access to brick built shed and side gate access.

Parking

Off road parking.





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Stratford Road, Shirley Solihull

- TWO BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- KITCHEN
- ENSUITE TO SECOND BEDROOM

Tenure: Freehold EPC Rating: D

offers over

£290,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SLY111054 - 0006

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