









## welcome to

# **Stretton Road, Shirley Solihull**

A spacious and versatile 4-bedroom detached family home on the desirable Stretton Road in Shirley. Offering flexible ground-floor living, generous room sizes, and a private rear garden, this property is ideal for families or multi-generational living.

## **Agent Note**

This property is council tax band E. The vendor advises that the property further benefits from being re-wired within the past 3 years and a replacement boiler and radiators within the past 5 years.

## **Property Frontage**

The property is set back from the road behind a block edged tarmacadam driveway providing ample off road parking with an EV charger point and a composite double glazed door leading into

#### **Porch**

With double glazed windows, LVT tile effect flooring, ceiling light point and an obscure double glazed door leading through to

## **Entrance Hallway**

With ceiling light point, new vertical radiator, tiled flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

#### **Guest W.C**

With low flush W.C, corner vanity wash hand basin, tiled walls and flooring and ceiling light point

# **Spacious Through Lounge/Diner**

23' 5" x 11' 8" ( 7.14m x 3.56m )

With two new radiators, two ceiling light points, LVT tile effect flooring, double glazed French doors to front elevation and double glazed sliding patio doors leading into

### Conservatory

11' 1" x 10' 8" ( 3.38m x 3.25m )

With double glazed windows, glazed roof, LVT flooring, ceiling light with fan and double glazed

French doors leading out to the rear garden

#### **Kitchen To Rear**

13' 3" x 9' 9" ( 4.04m x 2.97m )

Being re-fitted with a range of high gloss wall, drawer and base units with complementary work surfaces over, sink and drainer unit with shower mixer tap, Bosch four ring gas hob with extractor canopy over. Eye level Bosch oven and microwave oven, integrated washing machine and dishwasher, space for American style fridge/freezer, tiled flooring, new radiator, plinth heater, spot lights to ceiling, double glazed window to rear and door leading out to

## **Utility Room**

9' 1" x 7' 8" ( 2.77m x 2.34m )

Fitted with a range of wall and base units with a work surface over, UPVC double glazed door to rear garden, tiling to splash prone areas, wood effect flooring, ceiling light point, door to shower room and door to

#### **Bedroom Four To Front**

17' 7" x 7' 8" ( 5.36m x 2.34m )

With double glazed windows incorporating a door to front elevation, two new radiators, wood effect flooring, fitted wardrobes, access to a half boarded loft storage space via a drop down ladder and two ceiling light points

#### **Shower Room To Rear**

7' 7" x 3' 9" ( 2.31m x 1.14m )

Being fitted with a three piece white suite comprising of a large shower enclosure with thermostatic rainfall shower and additional shower attachment, vanity wash hand basin and a low flush W.C. Complementary tiling to walls, tiled flooring, obscure double glazed window to rear, new ladder









style radiator and ceiling light point

### Landing

With ceiling light point, double glazed window to side, airing cupboard, access to loft storage space and doors leading off to

#### **Bedroom One To Front**

12' x 9' 8" ( 3.66m x 2.95m )

With double glazed window to front elevation, wood effect flooring, fitted wardrobes and storage, new radiator and ceiling light point

## **Bedroom Two To Rear**

11' 4" x 9' 5" ( 3.45m x 2.87m )

With double glazed window to rear elevation, wood effect flooring, fitted wardrobes and storage, new radiator and ceiling light point

#### **Bedroom Three To Rear**

10' x 8' 3" ( 3.05m x 2.51m )

With double glazed window to rear elevation, wood effect flooring, fitted wardrobes, new radiator and ceiling light point

## **Family Bathroom To Front**

7' 8" x 6' 1" ( 2.34m x 1.85m )

Being re-fitted with a three piece white suite comprising a paneled bath with thermostatic rainfall shower over and glazed screen, wall mounted vanity wash hand basin and a low flush W.C. Tiling to walls, tiled flooring, obscure double glazed window to front, new ladder style radiator and ceiling light point

### **Rear Garden**

Being mainly laid to lawn with paved patio area, large timber storage shed and fencing to boundaries





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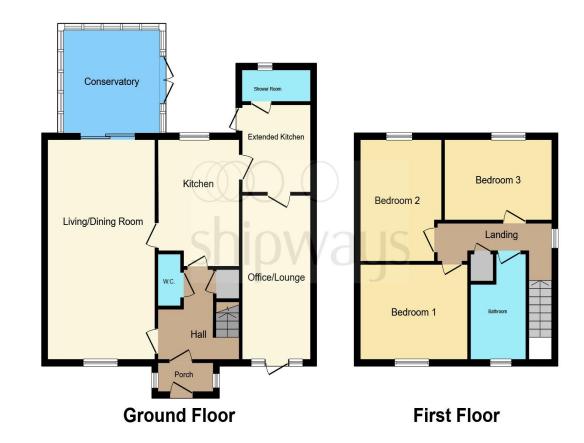
- Detached 4-bedroom home
- **Shirley Location**
- Fitted kitchen with built-in appliances
- Ground-floor bedroom
- **Utility Room**

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£450,000



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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