



Stretton Road, Shirley Solihull B90 2RL

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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welcome to

Stretton Road, Shirley Solihull

- 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

£440,000



Ground Floor



First Floor

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:

SLY111915 - 0009

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