



**4 Stanley Avenue
Shirley, Solihull B90 3NJ
Offers In The Region Of £375,000**

A recently refurbished semi-detached property briefly comprising; three bedrooms, family bathroom, one reception room, open plan kitchen/dining room, and utility room. It further benefits from private rear garden and ample off-road parking.

Shirley is a sought-after area known for its excellent range of amenities and convenient transport links. The High Street boasts a blend of major retailers, independent stores and a wide selection of restaurants and pubs. There are plenty of efficient bus services that connect Shirley to Solihull and Birmingham City Centre, while nearby railway stations provide regular trains to Birmingham, Leamington Spa, Stratford-upon-Avon and London (Marylebone). The area is easily accessible via the M42, with Birmingham International Airport (BHX) and the National Exhibition Centre (NEC) being within an approximate 20-minute drive. Together with the nearby town of Solihull, there are schools to suit all age groups, including public and private schools for both boys and girls. In addition, Solihull's "Touchwood" shopping centre offers further shopping, entertainment and dining options.



This property is set back from the road behind a large stoned driveway, which provides parking for multiple vehicles. A gate provides side access to the rear of the property. The composite front door, with matching side panels and arched brick storm porch above, opens into:

Reception Hall

8'11" x 6'0" (2.74m x 1.83m)

With staircase rising to the first floor and radiator. Door into:

Living Room

14'6" (into bay) x 10'5" (max) (4.42m (into bay) x 3.19m (max))

With UPVC double glazed walk-in bay window to the front, wiring for wall mounted TV, feature linear electric fireplace, concertina door leading to the understairs storage cupboard (housing the wall mounted "Baxi" gas-fired combination boiler), and radiator.

Open Plan Kitchen/Dining Area

20'4" x 13'10" (into bay) (6.20m x 4.24m (into bay))

With UPVC double glazed window to the side, UPVC part glazed door leading to the side of the property, UPVC double glazed walk-in bay window with matching door leading to the rear garden, newly fitted kitchen with a range of wall, drawer and base units with quartz-style work surfaces and matching upstands over, inset 1.5 bowl stainless steel sink with mixer tap over, built-in "Hoover" electric double oven and grill, inset "Hoover" 5-ring gas hob with quartz-style splashback and extractor fan over (to be installed), integrated "Candy" fridge-freezer, built-in "Candy" dishwasher, breakfast bar area, and vertical radiator. Concertina door into:

Utility Room

6'3" x 5'4" (1.93m x 1.64m)

With UPVC double glazed window to the rear, newly installed double base unit with quartz-style work surfaces and matching upstands over, inset stainless steel sink with mixer tap over, space and plumbing for a washing machine, and space for a tumble dryer.

First Floor Landing

7'5" x 6'0" (2.28m x 1.83m)

With hatch giving access to the loft space and obscure UPVC double glazed window to the side.

Bedroom One

14'5" x 10'5" (max) (4.41m x 3.20m (max))

With UPVC double glazed bay window to the front and radiator.

Bedroom Two

14'5" (into bay) x 10'5" (4.40m (into bay) x 3.19m)

With UPVC double glazed bay window to the rear and radiator.

Bedroom Three

7'0" x 5'11" (2.14m x 1.82m)

With UPVC double glazed window to the front and radiator.

Family Bathroom

8'11" x 7'11" (2.74m x 2.42m)

With obscure UPVC double glazed window to the rear, 4-piece suite comprising; freestanding bath on raised plinth with freestanding mixer tap and shower attachment, large walk-in shower enclosure with mains fed 'rain head' shower and handheld attachment over, wall hung WC with concealed cistern, wall mounted vanity unit with inset circular wash hand basin and mixer tap over, extractor fan, tiling to splashback areas, and ladder-style heated towel rail.

Rear Garden

Mainly laid-to-lawn with stoned patio area, being bound on either side by timber fencing. A gate provides side access to the front of the property.

Additional Information

Services:

Mains drainage, electricity, gas, and water are connected to the property. The heating is via a gas-fired boiler, which is located in the understairs storage cupboard in the living room.

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a highest available upload speed of 1,000 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'Likely' and 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Solihull Metropolitan Borough Council - Band C

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

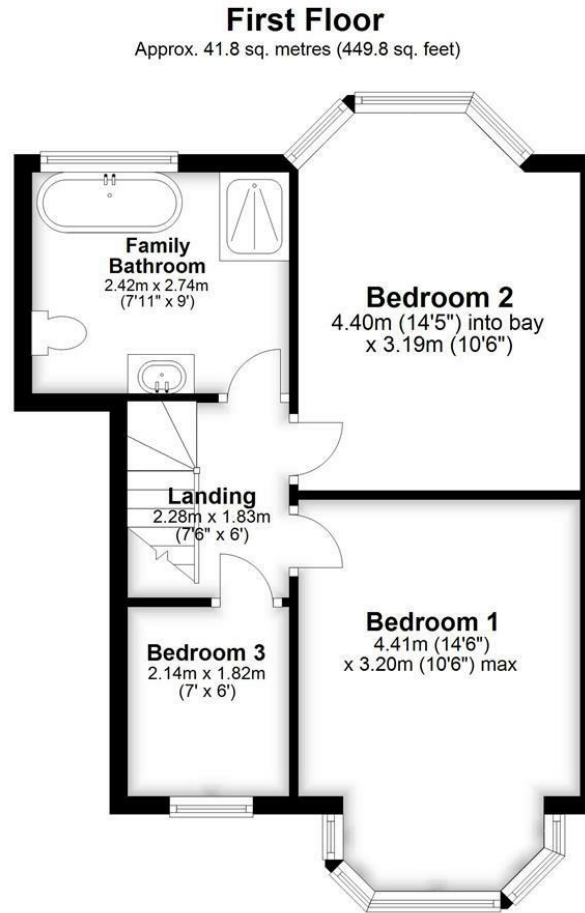
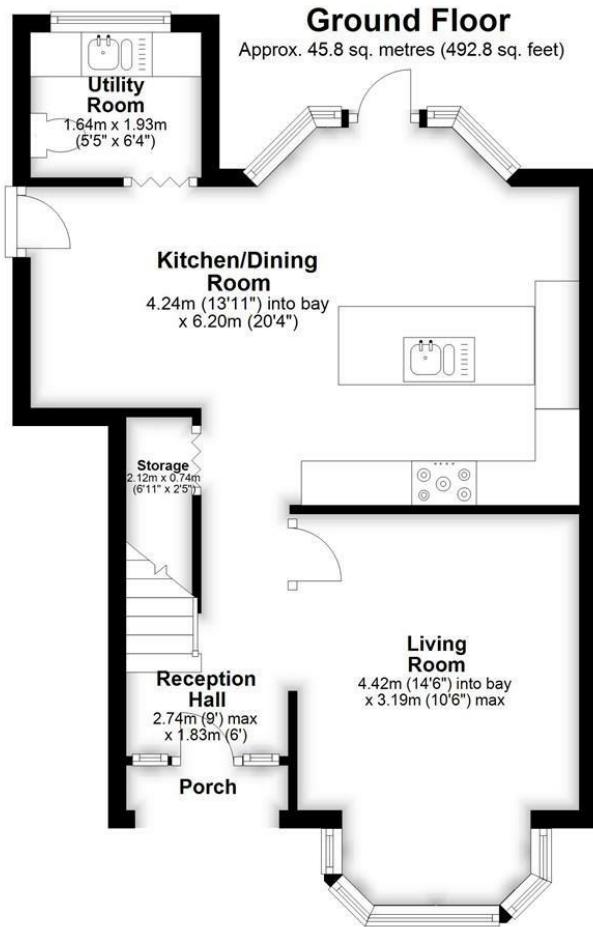
Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

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Total area: approx. 87.6 sq. metres (942.6 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

