



Stanway Road, Shirley

Offers Over £350,000

- PORCH ENTRANCE
- CLOAKROOM
- DINING ROOM
- UTILITY ROOM
- BATHROOM
- RECEPTION HALLWAY
- LOUNGE
- KITCHEN
- THREE BEDROOMS
- GARAGE & GARDEN

Stanway Road is most conveniently located for the amenities of the Stratford Road in the town centre of Shirley.

The A34 Stratford Road offers an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. There are a wide choice of restaurants and hostleries along the Stratford Road and access through to Shirley Park and beyond here, down Haslucks Green Road, to Shirley Railway Station which offers commuter services to Stratford upon Avon and Birmingham.

There is a thriving business community in the town centre and this extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here to the junction of the M42 motorway where is sited the Blythe Valley Business Park. A short journey down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Local junior and infant schooling is catered for at Sharmans Cross Junior School and Blossomfield Infant School, and there is, of course, Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road, making this an ideal family location. We are advised that senior schooling is currently within the Tudor Grange School catchment although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this traditional semi detached property which is in need of modernisation and improvement and is set back from the road behind a front driveway which leads in turn to a front door which opens to the

PORCH

Having front door opening to the

RECEPTION HALLWAY

Having ceiling light point, staircase rising to the first floor accommodation and doors off to two reception rooms, kitchen and cloakroom

GROUND FLOOR WC

Having ceiling light point, low level WC and window to the side



LOUNGE

14'7" into bay x 10'7" max (4.45m into bay x 3.23m max)

Having UPVC double glazed bay window to the front, ceiling light point and gas fire with surround

DINING ROOM

12'8" x 10'6" (3.86m x 3.20m)



Having ceiling light point, double glazed sliding patio style doors to the rear garden and gas fire with surround

KITCHEN

7'9" x 6'10" (2.36m x 2.08m)



Having UPVC double glazed window to the rear, ceiling light point, sink and drainer unit, wall and base mounted storage units, electric cooker point and door opening to the side utility area

SIDE UTILITY AREA

9'0" x 7'1" (2.74m x 2.16m)

Having door and window to the rear garden, ceiling light point, sink and drainer unit, plumbing for washing machine and door to the side garage

FIRST FLOOR LANDING

Having window to the side, ceiling light point and doors off to three bedrooms, bathroom and separate WC

BEDROOM ONE

15'0" into bay x 10'6" max (4.57m into bay x 3.20m max)



Having bay window to the front and ceiling light point

BEDROOM TWO

12'8" x 10'6" (3.86m x 3.20m)



Having UPVC double glazed window to the rear and ceiling light point

BEDROOM THREE

8'1" x 6'10" (2.46m x 2.08m)

Having window to the front and ceiling light point

BATHROOM



Having window to the rear, ceiling light point, bath, pedestal wash hand basin and airing cupboard

SEPARATE WC

Having window to the side, ceiling light point and mid level WC

OUTSIDE

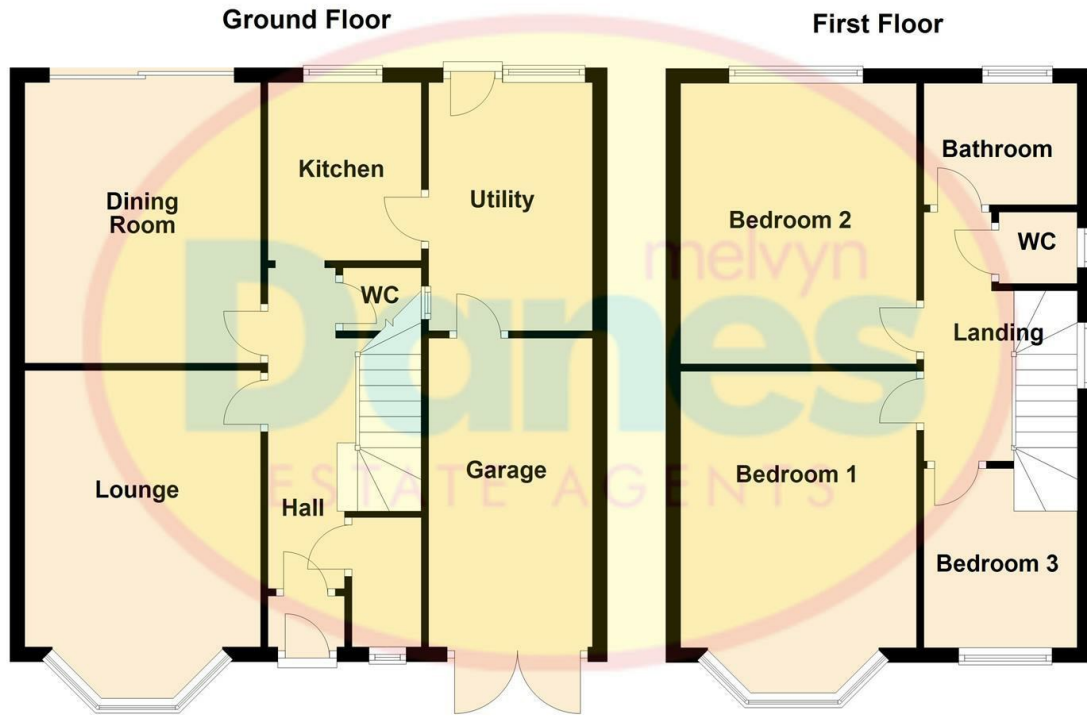
REAR GARDEN



Having paving with mature trees and hedgerows. The garden is in need of attention.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

COUNCIL TAX BAND

We understand that property is a band D

VIEWING

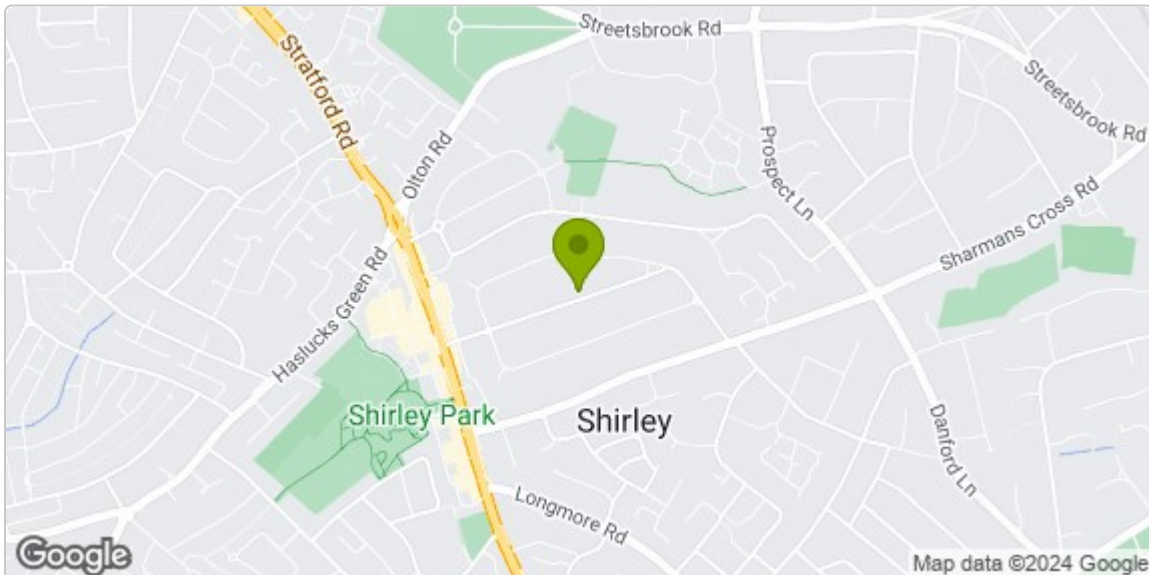
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:

65 Stanway Road Shirley
Solihull B90 3JF

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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