



Stanway Road, Shirley

Offers Around £459,950

- PORCH & HALLWAY
- DINING/FAMILY ROOM
- GARDEN ROOM
- FOUR BEDROOMS
- SOUTH FACING REAR GARDEN
- LOUNGE
- BREAKFAST KITCHEN
- UTILITY & WC
- BATHROOM & EN SUITE
- GARAGE & DRIVEWAY

Stanway Road is a road of similarly styled semi detached houses 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 hostelrys 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 Streetsbrook 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.

The property is set back from the road behind a front block set driveway which leads to a UPVC double glazed front door with canopy porch over, opening to the

PORCH ENTRANCE

Having front door opening to the

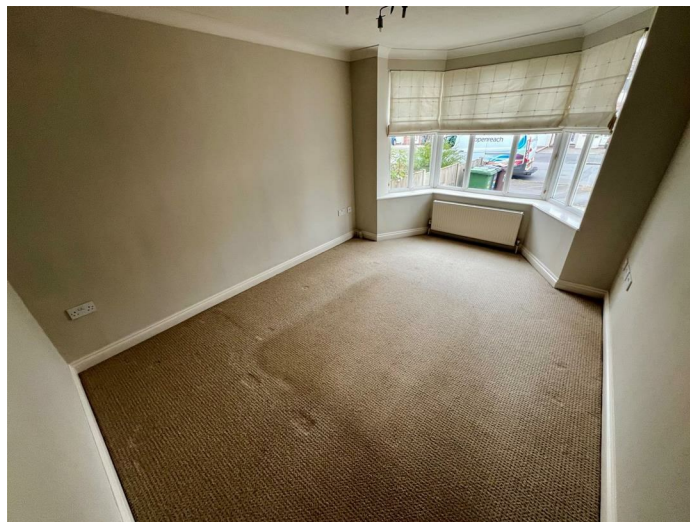
RECEPTION HALLWAY



Having ceiling light point, central heating radiator, cloaks storage cupboard, staircase rising to the first floor and doors opening to lounge and dining/family room

LOUNGE

14'4" max into bay x 10'6" (4.37m max into bay x 3.20m)



Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator

DINING/FAMILY ROOM

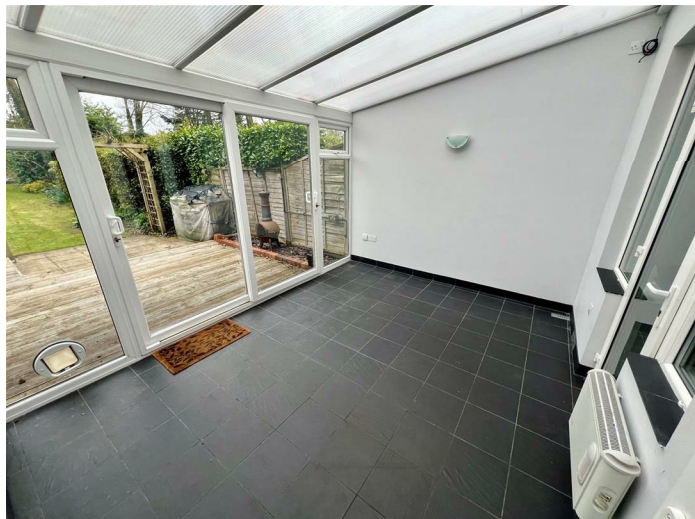
17'8" max x 12'8" max (5.38m max x 3.86m max)



Having UPVC double glazed french style door opening to the garden room, open access to the kitchen, three ceiling light points, central heating radiator, understairs storage cupboard and laminate wooden flooring

GARDEN ROOM

12'6" x 9'8" (3.81m x 2.95m)



Having UPVC double glazed sliding patio style doors and window to the rear garden, tiled flooring, two wall light points and electric panel heater

BREAKFAST KITCHEN

11'6" x 10'0" (3.51m x 3.05m)



Having UPVC double glazed window to the rear, UPVC double glazed door to the garden room, recessed ceiling spotlights, designer central heating radiator, tiled flooring, 'Velux' style rooflight, open access to the utility area and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric oven and gas hob with extractor canopy over

UTILITY AREA

10'2" max x 6'6" max (3.10m max x 1.98m max)



Having 'Velux' style roof light, recessed ceiling spotlights, tiled flooring, wall mounted central heating boiler, wall and base mounted storage units with slim work surface over, integrated dishwasher and washing machine, door opening to the garage and door to the

SIDE GARAGE

15'8" x 7'3" (4.78m x 2.21m)

Having doors to the front driveway, light and power

FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point, staircase rising to the second floor landing and doors radiating off to three bedrooms and bathroom

BEDROOM TWO

12'6" x 10'5" (3.81m x 3.18m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and laminate wooden flooring

BEDROOM THREE
14'10" into bay x 10'5" max (4.52m into bay x 3.18m max)

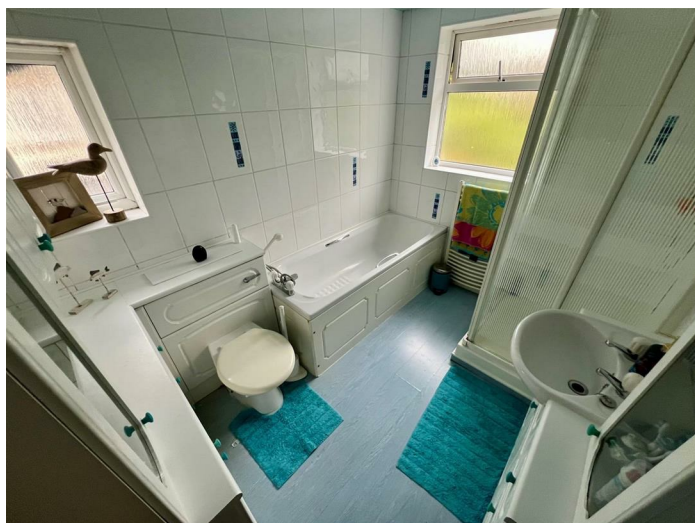


Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and laminate wooden flooring

BEDROOM FOUR
7'10" x 6'8" (2.39m x 2.03m)

Having UPVC double glazed window to the front, ceiling light point, central heating radiator, built in wardrobe and laminate wooden flooring

FAMILY BATHROOM



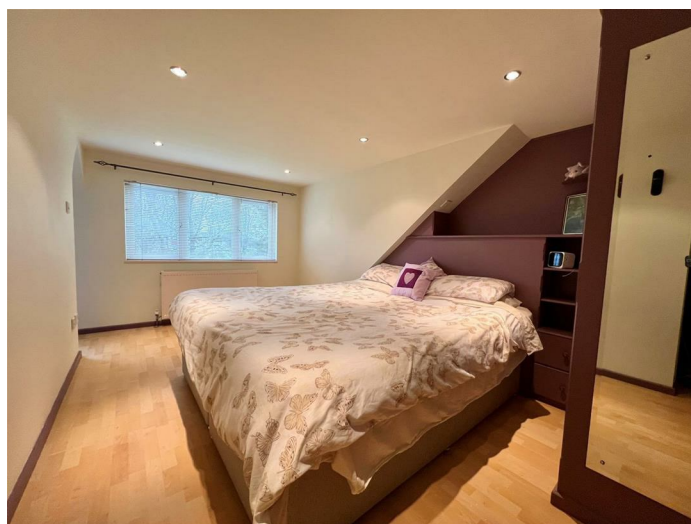
Having UPVC double glazed windows to the side and rear, recessed ceiling spotlights, heated towel rail and central heating radiator, full height wall tiling, panelled bath, corner shower enclosure, vanity unit with inset wash hand basin and concealed cistern WC



SECOND FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point, storage and door opening to the

BEDROOM ONE
19'6" max x 8'6" overall (with limited headroom) (5.94m max x 2.59m overall (with limited headroom))



Having UPVC double glazed window to the rear, recessed ceiling spotlights, central heating radiator, laminate wooden flooring, hanging rail and cupboard space, recessed wardrobe area with shelving and hanging rail, open access to the

EN SUITE SHOWER ROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, recessed shower, vanity unit with inset wash hand and concealed cistern WC

OUTSIDE

REAR GARDEN

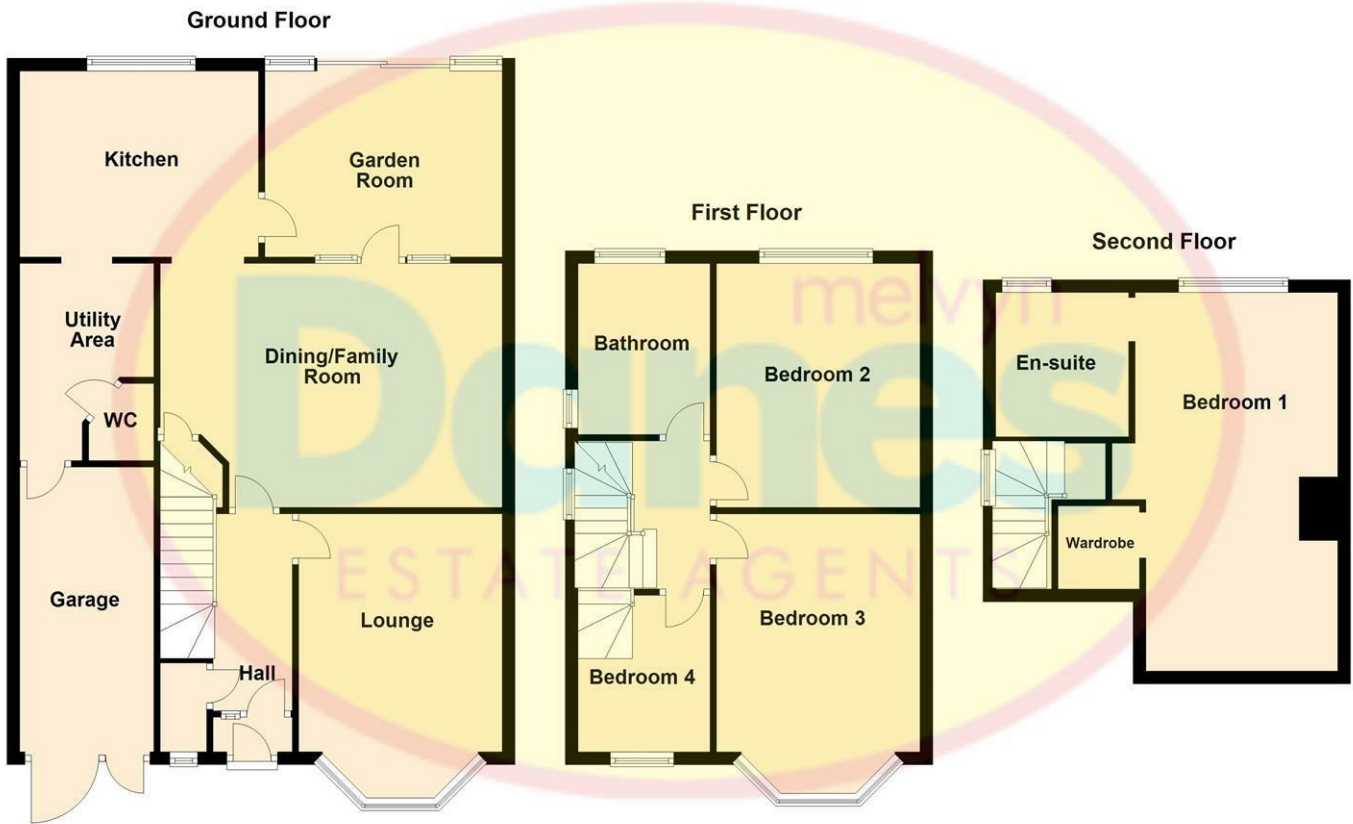


Having decked patio area with paved crossover to a deep bordered lawn with defined boundaries, ornamental pond, two sheds and small greenhouse



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.



**24 Stanway Road Shirley
Solihull B90 3JE**

Council Tax Band: D

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