

Stroud Road, Shirley, B90 2JX
Offers Over £330,000
Council Tax Band: C



Charming 3 Bedroom home, situated on a quiet, tree lined road, close to Shirley High Street. The property offers off street, Driveway parking, as well garage parking and is neutrally decorated throughout.

The ground floor has laminate flooring, in good condition throughout. A hallway, full of natural light, and a handy under stair storage space, leads through to an attractive lounge, neutrally decorated, featuring fireplace with wood burner. The room has been divided and partially re purposed as a bedroom, the dividing wall could be easily taken down to create a larger lounge / dining room, with French doors giving access to a small decking area, and on to the patio and rear garden.

The galley style kitchen has been extended and modernised, and features a cosy seating area with breakfast bar, and large window overlooking the attractive rear garden. There is also a guest WC.

On the first floor, there are two generous double bedrooms, one single bedroom, and a spacious family bathroom with a 3 piece bathroom suite, and shower over the bath.

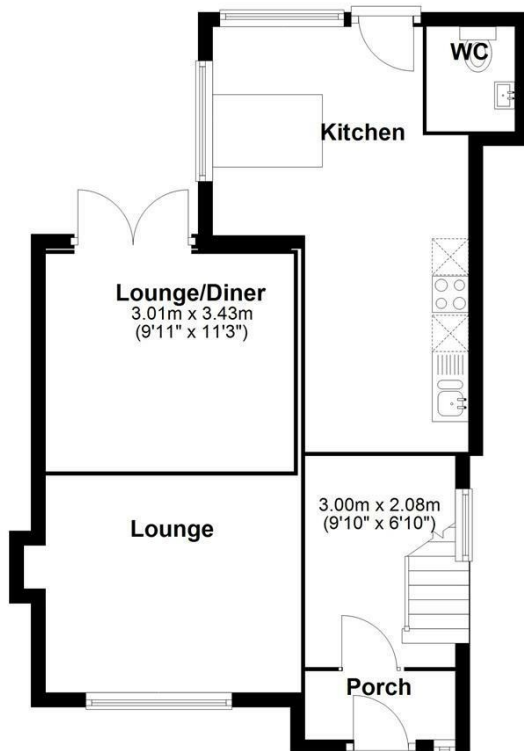
The private rear garden features a small decked area, and an attractive patio, seating area. The remainder is laid mostly to lawn, and a garage at the top. Rear access to the garage is gained via a driveway beyond the boundary which is gated, locked, and only for the residents of Stroud Road.



Open House Shirley & Redditch

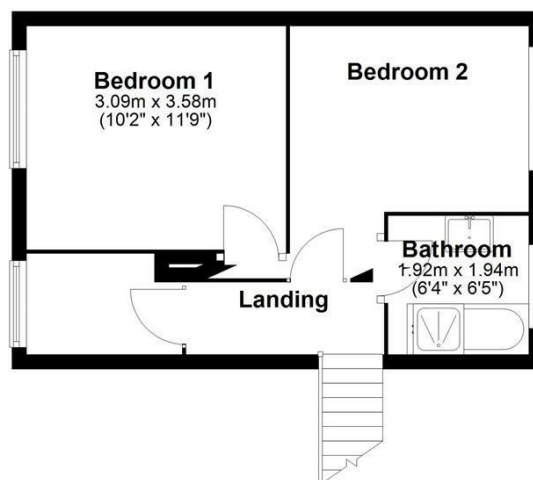
Ground Floor

Approx. 49.2 sq. metres (529.5 sq. feet)

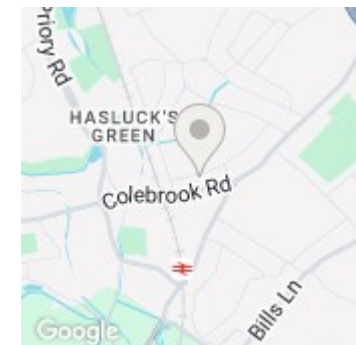


First Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



Total area: approx. 80.1 sq. metres (861.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	