



smarthomes



- An Extremely Versatile Property
- Self Contained First Floor Accommodation
- Southerly Facing Rear Garden
- Two Driveways & Detached Garage

Stanway Road, Shirley, Solihull, B90 3JH

£525,000

A well presented and extremely versatile six bedroom semi detached property with two driveways providing off road parking, southerly facing rear garden and double garage. The ground floor accommodation comprises of three double bedrooms, re-fitted shower room and impressive re-fitted family dining kitchen. The self contained first floor accommodation comprises of private entrance, family dining kitchen, three bedrooms and spacious family bathroom. The first floor apartment is currently achieves an income of £10,200 per annum



Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoiled for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School and Alderbrook School, with this property currently falling within Tudor Grange Academy Catchment. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



A well-presented and extremely versatile six bedroom property with two driveways providing off road parking, southerly facing rear garden and double garage. The ground floor accommodation comprises of three double bedrooms, re-fitted shower room and impressive re-fitted family dining kitchen. The self-contained first floor accommodation comprises of private entrance, family dining kitchen, three bedrooms and spacious family bathroom.



The property is set back from the road behind lawned fore gardens with block paved driveway extending to composite door to front leading to self contained second floor accommodation and further block paved driveway to side providing off road parking extending to double garage and composite door to side leading through to

Entrance Hallway

With radiator, two ceiling light points and doors leading off to



Bedroom One to Front

14' 5" x 11' 9" (4.4m x 3.6m) With two double glazed windows to front elevation, two radiators, two ceiling light points and loft access

Bedroom Two to Rear

13' 9" x 7' 10" (4.2m x 2.4m) With double glazed window to rear elevation, ceiling light point and wall mounted Dimplex electric heater



Re-Fitted Shower Room

7' 2" x 2' 11" (2.2m x 0.9m) Being re-fitted with a three piece suite comprising walk-in shower enclosure with thermostatic rainfall shower, further handheld shower attachment and aquaplaning to walls, vanity wash hand basin and WC with enclosed cistern and wall mounted flush, ladder style radiator, built-in cupboards, spot lights to ceiling and extractor fan

Re-Fitted Open Plan Family Dining Kitchen to Rear

24' 7" max x 24' 3" max (7.5m x 7.4m) Being re-fitted with a range of high gloss wall, drawer and base units incorporating wine rack, complementary butcher block effect work surfaces with matching upstands, ceramic sink and drainer unit with feature mixer tap, tiling to splashback areas, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven and grill, integrated dishwasher and fridge freezer, breakfast bar area, double glazed window to rear, laminate flooring, spot lights to ceiling, wall lighting, log burner effect gas fire, door to bedroom three/office and opening to dining area with vaulted ceiling, two Velux windows, feature vertical radiator, windows to rear and French doors leading out to the rear garden

Bedroom Three to Front

13' 9" into bay x 10' 2" (4.2m x 3.1m) Currently used as an office with double glazed bay window to front elevation, radiator, ceiling light point with decorative ceiling rose, laminate flooring and wall lighting

First Floor Accommodation

The composite door to the front leads through to a hallway with ceiling light point and stairs leading to the self contained first floor accommodation

Dual Aspect Family Dining Kitchen

18' 4" x 14' 1" (5.6m x 4.3m) Being fitted with a range of high gloss wall, drawer and base units, complementary butcher block style work surfaces with matching upstands, ceramic sink and drainer unit with mixer tap, four ring electric hob with stainless steel splashback and extractor canopy over, inset electric oven, space and plumbing for washing machine, dishwasher and tumble dryer, integrated fridge freezer, double glazed windows to front and rear elevations, two wall mounted Dimplex electric heaters, laminate flooring and ceiling light points

Bedroom One to Rear

12' 1" x 9' 10" (3.7m x 3.0m) With double glazed window to rear elevation, spot lights to ceiling and wall mounted electric Dimplex heater

Bedroom Two to Front

12' 1" x 14' 5" into bay (3.7m x 4.4m) With double glazed bay window to front elevation, wall mounted Dimplex heater, spot lights to ceiling and paddle staircase leading to useable loft space

Useable Loft Space

10' 9" x 11' 9" with restricted head height (3.3m x 3.6m) Being carpeted with spot lights to ceiling, Velux window and paddle ladder stairs

Bedroom Three to Front

7' 10" x 6' 2" (2.4m x 1.9m) With double glazed window to front elevation, wall mounted Dimplex electric heater and ceiling light point

Spacious Family Bathroom to Rear

8' 2" x 8' 2" (2.5m x 2.5m) Being fitted with a three piece white suite comprising panelled bath with thermostatic shower over, centralised mixer tap and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, ladder style electric radiator, laminate flooring, useful airing cupboard housing water cylinder and spot lights to ceiling

The property benefits from a joint fire alarm system.

Rear Garden

Being mainly laid to lawn with paved patio, external lighting, timber framed shed, fencing to boundaries and a variety of mature shrubs and bushes

Double Garage

24' 3" x 14' 9" (7.4m x 4.5m) With metal up and over garage door to driveway, ceiling light points, space and plumbing for washing machine and tumble dryer, wall mounted Worcester Bosch boiler, sink and power points

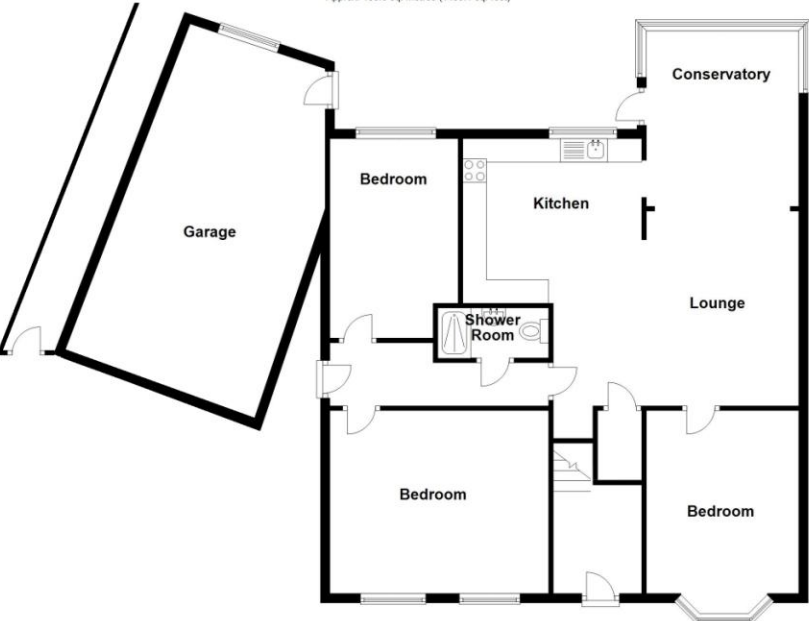
Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 138.0 sq. metres (1485.1 sq. feet)



First Floor
Approx. 69.3 sq. metres (745.8 sq. feet)



Total area: approx. 207.3 sq. metres (2230.9 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.