



smarthomes



- A Superb Detached Family Home
- Four Double Bedrooms
- Impressive Family Dining Kitchen
- Landscaped Southerly Facing Rear garden

Stretton Road, Shirley, Solihull, B90 2RL

£650,000

A truly stunning & significantly extended detached family home that needs to be seen to appreciate its impressive spacious living accommodation. The property benefits from four double bedrooms, superb family dining kitchen with folding doors opening out to the Southerly facing landscaped rear garden, utility room, versatile playroom/home office, spacious lounge with feature media wall, guest WC, luxury four piece family bathroom, contemporary en-suite shower room, Southerly facing landscaped rear garden, garage and off road parking.

EPC Rating – TBC. Council Tax Band - F



## 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 spoilt 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, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is set back from the road behind a lawned fore garden and block paved driveway providing generous off road parking extending to up and over garage door and UPVC double glazed door leading into



### Enclosed Porch

With double glazed windows, polished tiled flooring, lighting and obscure glazed door leading through to

### Welcoming Reception Hallway

With tiled flooring, inset downlighters, glazed oak staircase leading to the first floor accommodation and doors leading off to

### Guest WC

With wall mounted wash hand basin, WC with enclosed cistern and wall mounted flush, fitted vanity mirror, complementary tiling to walls and floor, passive sensor lighting and concealed lighting to skirting



### Spacious Lounge to Front

23' 3" x 11' 10" (7.09m x 3.61m) With double glazed bow window to front elevation, double glazed French doors leading through to family area & dining kitchen, two ceiling light points, coving to ceiling, feature media wall, with hard-wiring for wall mounted television, display shelving with lighting and inset contemporary electric fire



### Versatile Play Room/Home Office to Front

9' 4" x 13' 9" (2.84m x 4.19m) With double glazed bow window to front elevation, inset downlighters, wood effect flooring and vertical radiator

### **Superb Family Dining Kitchen to Rear**

27' 2" x 32' 5" (8.28m x 9.88m) The kitchen area has been fitted with a range of attractive Shaker style wall, drawer and base units with complementary marble work surfaces and matching upstands, central island with breakfast bar seating area and inset sink with feature tap and waste disposal, five ring Neff gas hob with extractor over and frosted mirrored splashback, inset eye-level double oven and microwave oven, integrated dishwasher, space for American style fridge freezer, vertical radiators, spot lights to ceiling, two feature ceiling lanterns, tiled flooring, media wall with hard-wiring for wall mounted television, inset lighting and shelving, double glazed window to rear, double glazed folding doors opening out to the landscaped South facing rear garden and door leading through to

### **Utility Room to Rear**

12' 2" x 7' 10" (3.71m x 2.39m) Having a range of fitted Shaker style wall, base and larder units with marble worktops and matching upstands, space and plumbing for washing machine and tumble dryer, double glazed French doors leading out to the rear garden, tiled flooring, ceiling spotlights and French doors leading through to garage

## **Accommodation on the First Floor**

### **Landing**

With inset ceiling downlighters, loft hatch with pull down ladders to boarded loft space with shelving and lighting and oak doors leading off to

### **Bedroom One to Front**

12' 9" x 11' 2" (3.89m x 3.4m) With inset ceiling downlighters, fitted wardrobes with mirrored sliding doors, double glazed window to front elevation with American style shutters, contemporary radiator and door leading into

### **Contemporary En-Suite Shower Room to Front**

12' 7" x 11' 3" (3.84m x 3.43m) Being fitted with a contemporary three piece suite comprising of; over-sized walk-in shower with thermostatic overhead rainfall shower and additional shower attachment, enclosed cistern Porcelanosa WC and floating vanity wash hand basin with marble upstand, storage below and illuminated vanity mirror, complementary tiling to walls and floor, obscure double glazed window to front, ladder style radiator and inset ceiling downlighters

### **Bedroom Two to Rear**

12' 10" x 11' 6" (3.91m x 3.51m) With wood effect flooring, double glazed window to rear elevation with American style shutters, radiator, fitted wardrobes and inset downlighters

### **Bedroom Three to Front**

11' 0" x 9' 6" (3.35m x 2.9m) With over-stairs built-in wardrobe, double glazed window to front elevation with American style shutters, radiator and inset downlighters

### **Bedroom Four to Rear**

11' 6" x 7' 6" (3.51m x 2.29m) With feature inset downlighters, a range of fitted furniture, double glazed window to rear elevation with American style shutters and radiator

### **Luxury Four Piece Family Bathroom to Rear**

Being fitted with a luxury four piece suite comprising; feature freestanding bath with wall mounted tap, enclosed cistern WC with wall mounted flush, vanity wash hand basin and walk-in oversized shower enclosure with thermostatic shower, with marble effect tiling to walls and floor, obscure double glazed window to rear, ladder style radiator and inset downlighters

### **Garage**

7' 10" x 17' 0" (2.39m x 5.18m) With up and over garage door to driveway, French doors to utility, ceiling light point and wall mounted boiler with pressurised tank

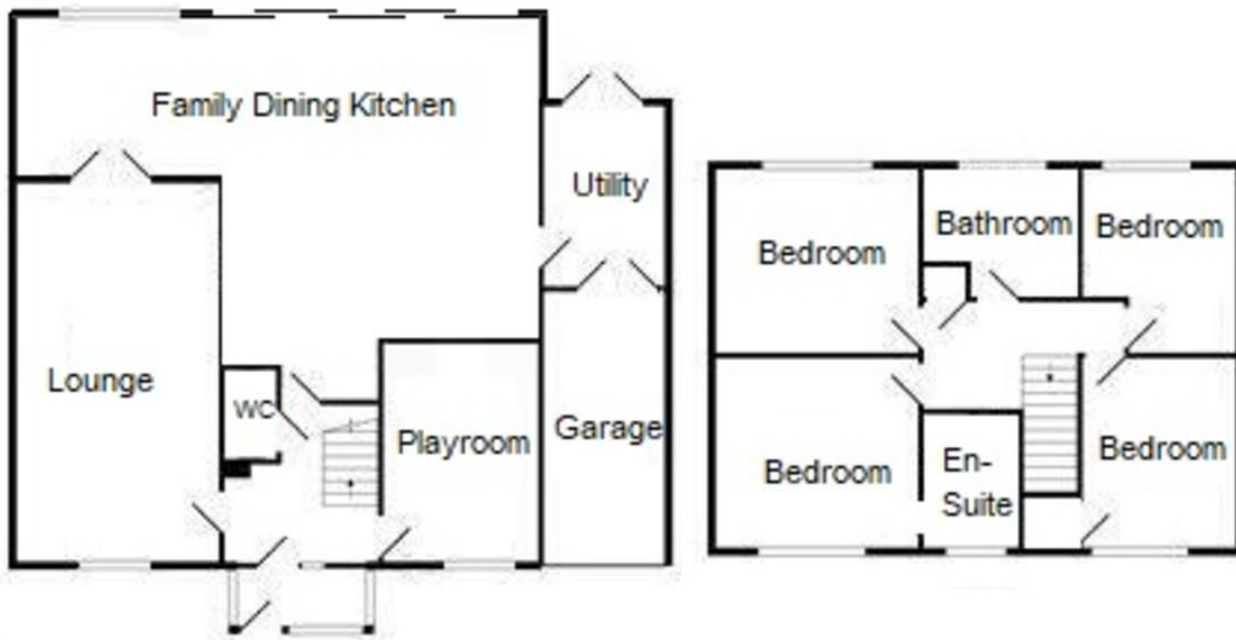
### **Landscaped Southerly Facing Rear Garden**

Being mainly laid to lawn with porcelain paved patio, raised decked seating terrace, fencing and hedging to boundaries providing privacy and a variety of mature shrubs, trees and bushes

### **Tenure**

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





316 Stratford Road, Shirley,  
Solithull, West Midlands, B90  
3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)

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