



smarthomes

Stockley Crescent

Shirley, Solihull

- A Very Well Presented Four Bedroom Family Home
- Breakfast Kitchen, Lounge, Dining Room & Home Office
- Delightful South East Facing Rear Garden
- Double Garage with Electronic Door & Driveway Parking

£630,000

Current EPC Rating - C
Current Council Tax Band - F





Property Description

A very well presented detached family home situated on a most sought after modern development. Offering spacious accommodation comprising lounge, dining room, home office, breakfast kitchen, utility room, guest W.C, four bedrooms, en-suite shower room, family bathroom, delightful South East facing rear garden, double garage with electrically operated door and driveway parking

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.



Rooms & Measurements

Spacious Lounge to Front 4.88m max x 3.73m max (16'0" max x 12'3" max)

Dining Room to Rear 3.51m x 3.23m (11'6" x 10'7")

Home Office to Rear 2.39m x 2.13m (7'10" x 7'0")

Breakfast Kitchen to Rear 4.25m max x 3.89m max (13'11" max x 12'9" max)

Utility Room 2.24m x 1.55m (7'4" x 5'1")

Guest W.C 2.03m x 1.09m (6'8" x 3'7")

Bedroom One to Front 4.8m max x 3.58m max (15'9" max x 11'9" max)

En-Suite Shower Room 2.01m x 1.83m (6'7" x 6'0")

Bedroom Two to Rear 3.71m max x 2.74m max (12'2" max x 9'0" max)

Bedroom Three to Rear 3.33m x 2.77m (10'11" x 9'1")

Bedroom Four to Rear 2.18m x 2.11m (7'2" x 6'11")

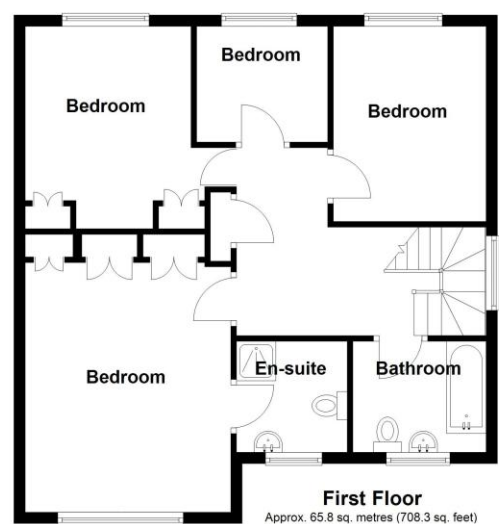
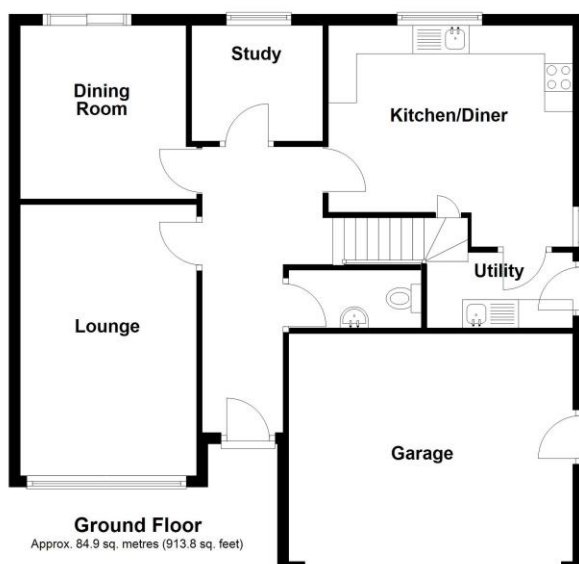
Family Bathroom to Front 2.11m x 1.83m (6'11" x 6'0")

Double Garage 5.18m max x 5.08m max (17'0" max x 16'8" max)

Tenure

We are advised by the vendor that the property is freehold.
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



Total area: approx. 150.7 sq. metres (1622.0 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are 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 are advised to recheck the measurements.