



Stanbrook Road, Shirley

Guide Price £625,000





## PROPERTY OVERVIEW

Situated on a peaceful and highly sought after road in Shirley, this impressive four-bedroom detached property is now available on the market with NO UPWARD CHAIN. Nestled in a well-regarded location, this home is nicely positioned, offering a serene and private setting. Upon entering the property, you are greeted by an inviting entrance hallway that seamlessly connects the ground floor accommodation. The spacious living room exudes warmth and charm, boasting a feature fireplace and a bay window that overlooks the front aspect of the property. The adjacent breakfast kitchen is thoughtfully designed with ample work surfaces, catering to the demands of modern living. A highlight of the property is the excellent dining room, which features French doors that open up to the rear garden, allowing for an effortless indoor-outdoor flow. Completing the ground floor is a convenient guest cloakroom and a tandem garage with a workshop area at the rear, providing ample storage space and versatility. Ascending to the first floor, you will discover four generous double bedrooms, two of which benefit from fitted wardrobes and en-suite facilities. The remaining bedrooms are served by a well-appointed family bathroom, ensuring comfort and convenience for the whole household.



Outside, the property boasts a delightful rear garden with a charming patio seating area, ideal for al fresco dining and entertaining. To the front of the property, a driveway offers parking for multiple vehicles, adding to the practicality of this wonderful home. In summary, this four-bedroom property in Shirley offers a harmonious blend of comfort, style and functionality in a desirable location. With its well-proportioned rooms, modern amenities, and attractive outdoor space, this residence presents an exceptional opportunity for discerning buyers seeking a peaceful retreat to call home.

#### PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: F

Tenure: Freehold





- Four Bedroom Detached Property
- NO UPWARD CHAIN
- Set On A Quiet Road
- Living Room & Separate Dining Room
- Breakfast Kitchen
- Four Double Bedrooms & Two En-Suites
- Tandem Garage With Workshop
- Lawn Rear Garden
- Large Driveway For Multiple Vehicles

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

17' 1" x 11' 6" (5.21m x 3.51m)

#### **DINING ROOM**

11' 10" x 9' 4" (3.61m x 2.84m)

#### **BREAKFAST KITCHEN**

15' 3" x 12' 0" (4.65m x 3.66m)

#### **UTILITY AREA**

5' 5" x 4' 11" (1.65m x 1.50m)

#### **INTEGRAL TANDEM GARAGE/WORKSHOP**

37' 1" x 8' 0" (11.30m x 2.44m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

15' 5" x 11' 10" (4.70m x 3.61m)

#### **ENSUITE**

12' 2" x 4' 11" (3.71m x 1.50m)

#### **BEDROOM TWO**

18' 1" x 8' 10" (5.51m x 2.69m)

#### **ENSUITE**

6' 1" x 6' 1" (1.85m x 1.85m)

**BEDROOM THREE**

15' 11" x 8' 2" (4.85m x 2.49m)

**BEDROOM FOUR**

11' 6" x 8' 2" (3.51m x 2.49m)

**BATHROOM**

8' 10" x 6' 7" (2.69m x 2.01m)

**TOTAL SQUARE FOOTAGE**

140.8 sq.m (1515 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY FOR MULTIPLE VEHICLES****GARDEN & PATIO SEATING AREA****ITEMS INCLUDED IN THE SALE**

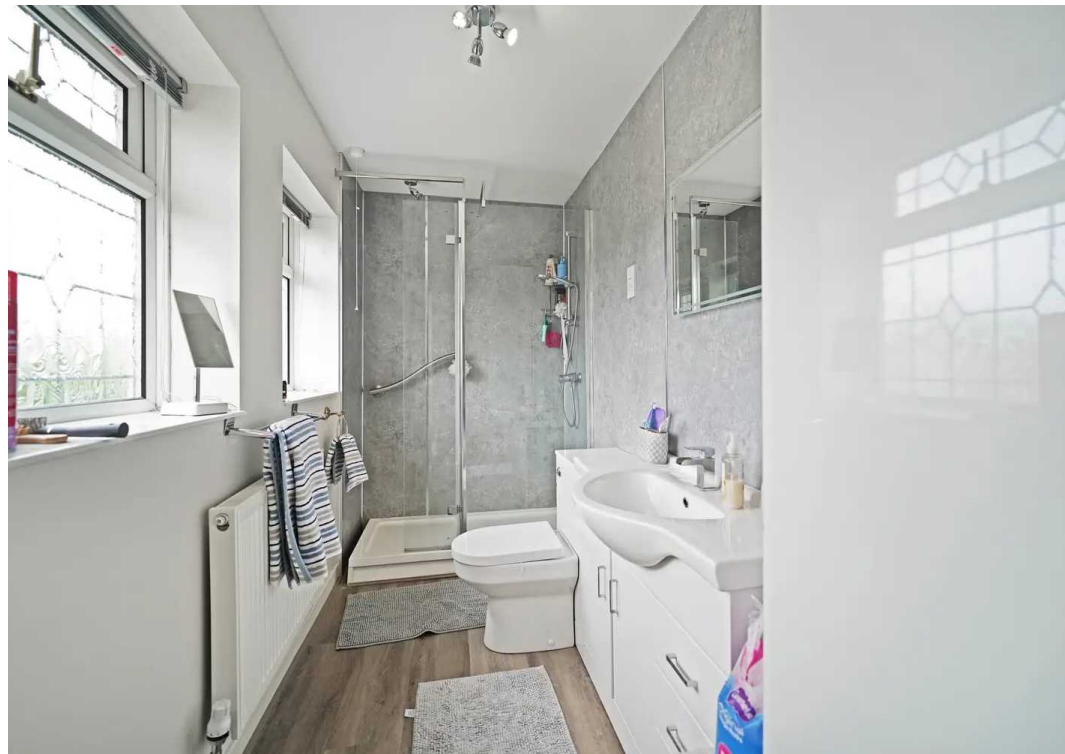
Integrated oven, Whirlpool integrated hob, extractor, microwave, fridge/freezer, all carpets, curtains and blinds, some light fittings, garden shed, CCTV and fitted wardrobes in four bedrooms.

**ADDITIONAL INFORMATION**

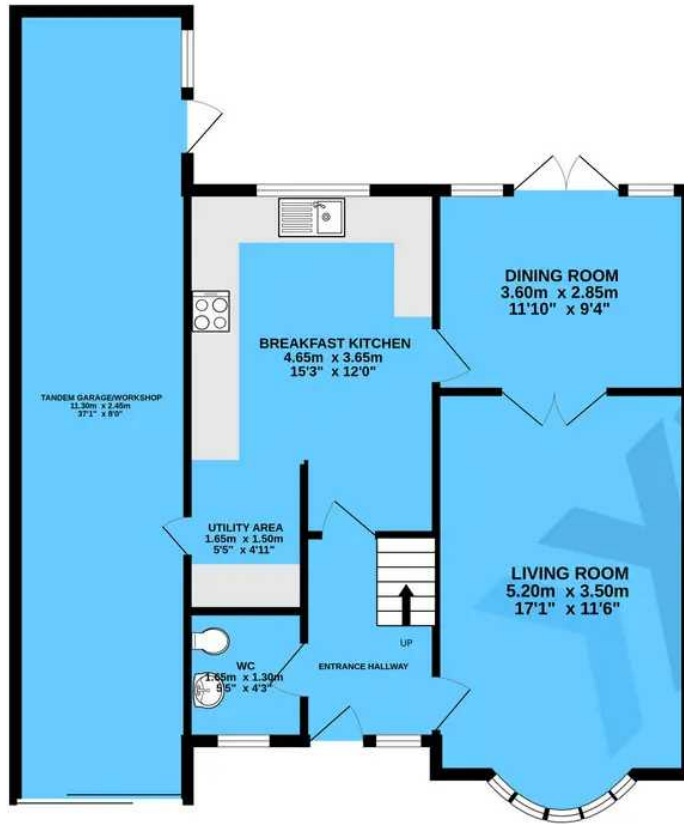
Services - water meter, mains gas, electricity and sewers. Broadband - Sky - fibre optic. Loft space - part boarded with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

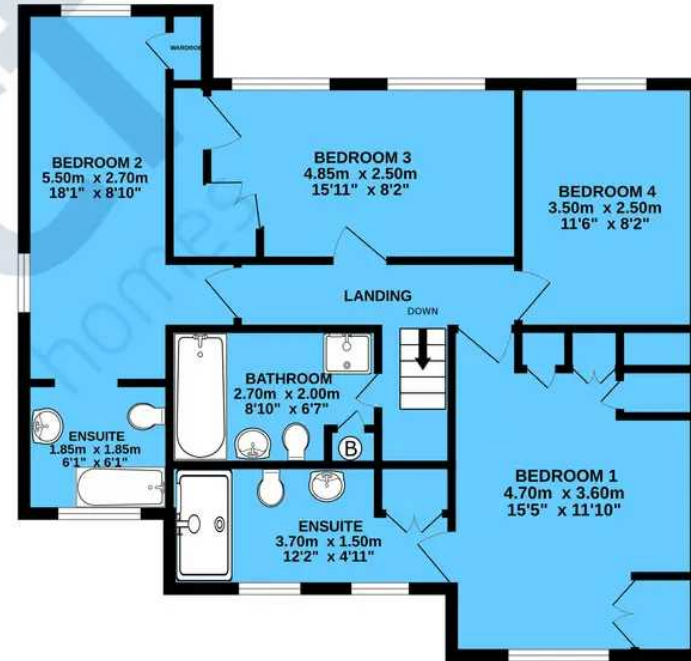
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 140.8 sq.m. (1515 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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