

Stratford Road, Shirley Solihull









# **Property Description**

Introducing this charming two-bedroom semidetached property, ideally located on the main Stratford Road, offering excellent access to local shops, restaurants, and major motorways. This home is perfect for first-time buyers or small families seeking convenience and comfort.

The property boasts off-road parking, making it a rarity in such a prime location. Inside, you'll find two spacious reception rooms, ideal for family living or entertaining guests. The modern fitted kitchen provides ample storage and workspace, making meal prep a breeze. For added convenience, the property features a downstairs bathroom as well as an upstairs shower room, catering to all needs.

The layout is perfect for those who appreciate flexibility and space. Don't miss out on this well-situated home - ideal for those seeking easy access to city amenities while enjoying a peaceful residential setting. Contact us today to arrange a viewing!

### Lounge

9' 11" plus bay x 13' plus recess ( 3.02m plus bay x 3.96m plus recess )

Double glazed box bay window to front elevation and central heating radiator.

# **Dining Room**

12' 10" x 10' 2" ( 3.91m x 3.10m )

Central heating radiator, doors to kitchen and bathroom.

#### Kitchen

14' 3" x 5' 8" ( 4.34m x 1.73m )

Double glazed window to rear elevation, double glazed obscure door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric ocen, gas hob, fridge freezer, central heating radiator, spotlights and central heating boiler.

# Landing

Double glazed window to side elevation.

#### **Bedroom One**

9' 11" x 10' 4" ( 3.02m x 3.15m ) Double glazed window to rear elevation.

### **En-Suite**

Double glazed obscure window to side elevation, W.C, wash hand basin, walk in shower and heated towel rail.

# **Bedroom Two**

12' 10" x 9' 9" ( 3.91 m x 2.97 m ) Double glazed window to front elevation, central heating radiator and built in wardrobe.

### **Bathroom**

Double glazed obscure window to rear elevation, bath, W.C, wash hand basin, heated towel rail and spotlights.

### **Front Garden**

Driveway providing off road parking and laid to lawn.

### Rear Garden

patio area, laid to lawn, access to frontage, fencing to all boundaries and two brick built storage sheds.









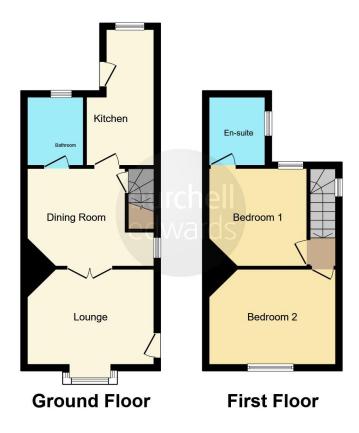








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To view this property please contact Burchell Edwards on

T 0121 733 3553 E shirley@burchelledwards.co.uk

183 Stratford Road Shirley EPC Rating: D Tenure: Freehold SOLIHULL B90 3AU

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