



Stratford Road, Shirley Solihull

burchell  
edwards



# Stratford Road, Shirley Solihull B90 4EE

for sale offers over  
**£290,000**



## Property Description

Introducing this charming two-bedroom semi-detached 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 oven, 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" ( 3.91m x 2.97m )

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.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Freehold**

**view this property online** [burchelledwards.co.uk/Property/SHI208023](http://burchelledwards.co.uk/Property/SHI208023)



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**Property Ref: SHI208023 - 0006**