



Stratford Road, Shirley Solihull

burchell  
edwards



# Stratford Road, Shirley Solihull B90 4BE

for sale offers over  
**£365,000**



## Property Description

Welcome to your dream family home!

Enjoy a cozy lounge with a log burning stove, a spacious extended kitchen with integrated appliances that flows into the family room adorned in natural light, revealing the properties beautiful landscaped garden.

There is also a convenient and well-appointed wet room with additional utility room downstairs fitted with plumb points and power with ample countertop storage.

Upstairs in this stunning property you will find three bedrooms that exude comfort and a beautiful family bathroom that resonates the meticulous level of detail that the current owners have applied to the property since ownership.

Outside, relax in the landscaped rear garden with a paved patio and shrubbery borders, while the front of the property provides parking for one vehicle that is completed with laid lawn and pathway to the property door.

This home blends style, comfort, and functionality perfectly!

## Entrance Hallway

Central heating radiator, fuse board and storage under stairs.

## Lounge

13' 6" max x 11' 9" max ( 4.11m max x 3.58m max )  
Double glazed window to front elevation and log burner.

## Kitchen

19' 8" plus recess x 13' 3" plus recess ( 5.99m plus recess x 4.04m plus recess )  
Bi folding doors to rear elevation, three skylights, a range of wall and base units with work surface over incorporating a sink with drainer unit, two double ovens, electric hob, extractor and spotlights.

## Utility Room

10' 6" x 5' 3" ( 3.20m x 1.60m )  
Doors to garden, double glazed window to rear elevation, spotlights, space and plumbing for washing machine.



## Landing

## Bedroom One

11' 9" to window x 11' 2" into recess ( 3.58m to window x 3.40m into recess )

Storage cupboard, central heating radiator and fitted wardrobes.

## Bedroom Two

13' 6" max x 9' 8" into recess ( 4.11m max x 2.95m into recess )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

7' 8" max x 8' 9" into recess ( 2.34m max x 2.67m into recess )

Double glazed window to front elevation, central heating radiator and large storage cupboard.

## Ground Floor Wet Room

Obscure double glazed window to rear elevation, W.C, wash hand basin, central heating radiator, shower, fully tiled and spotlights.

## First Floor Bathroom

Obscure double glazed window to rear elevation, W.C, wash hand basin, freestanding victorian bath, heated towel rail, mirror, spotlights and tiling to walls.

## Rear Garden

Lanwed area, patio area, pergola, outdoor heater and fencing to all boundaries.

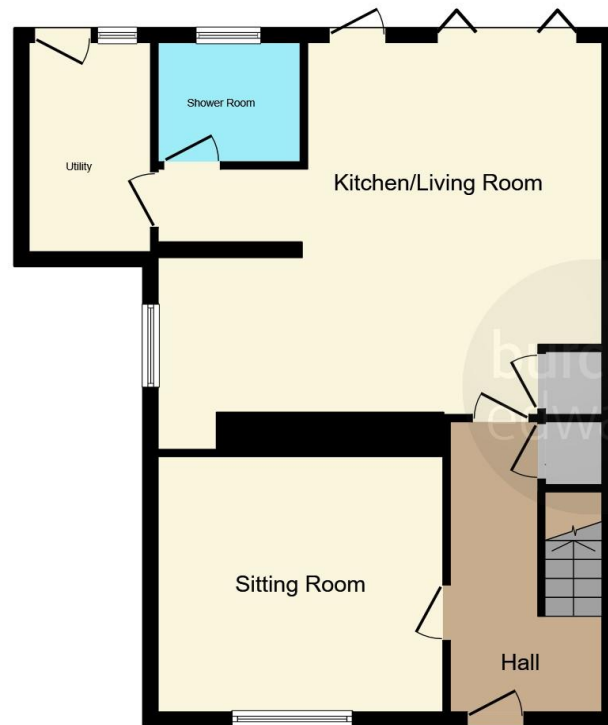












**Ground Floor**



**First Floor**

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To view this property please contact Burchell Edwards on

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**EPC Rating: C**

**Tenure: Freehold**

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