



## Stanway Road Shirley, Solihull

- An Extremely Well Presented & Extended Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Extended Open Plan Family Dining Kitchen

**Offers Over £450,000**

Current EPC Rating 67 (D)  
Current Council Tax Band D







## Property Description

An extremely well presented and extended semi-detached family home offering three bedrooms, two reception rooms, extended open plan family dining kitchen, utility, guest WC, re-fitted family bathroom, landscaped rear garden, garage/store and off road 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

### Entrance Hall

Reception Room One to Front - 4.44m x 3.2m (14'7" (into bay) x 10'6")

### Extended Open Plan Family Dining Kitchen:-

Extended Impressive Dining Kitchen to Rear - 7.39m x 5.08m (24'3" (max) x 16'8" (max)

Family Area - 3.18m x 3.89m (10'5" x 12'9")

Utility Room - 2.26m x 2.03m (7'5" (max) x 6'8" (max)

### Guest WC

Bedroom One to Front - 4.62m x 3.2m (15'2" (into bay) x 10'6")

Bedroom Two to Rear - 3.86m x 3.18m (12'8" x 10'5")

Bedroom Three to Front - 2.06m x 2.57m (6'9" x 8'5")

Re-Fitted Family Bathroom to Rear - 2.59m x 2.01m (8'6" x 6'7")

Garage/Storage - 3.05m x 2.18m (10'0" x 7'2")

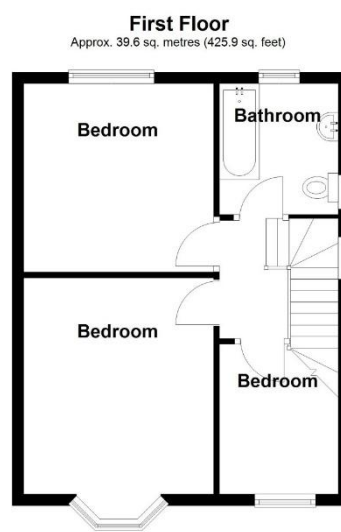
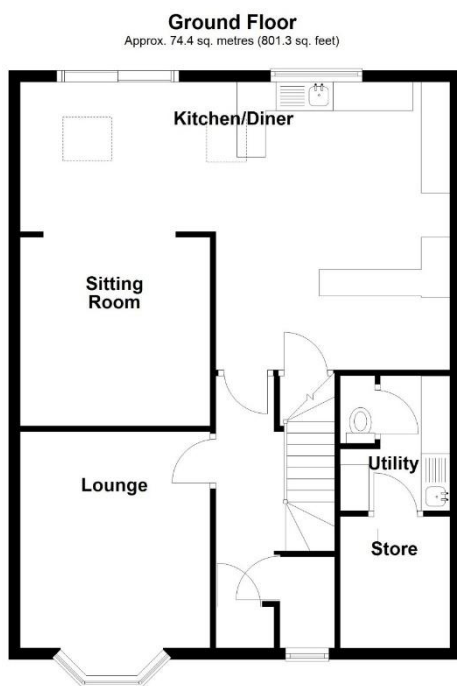
### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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 – D





Total area: approx. 114.0 sq. metres (1227.2 sq. feet)

316 Stratford Road  
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