



26 Stanbrook Road, B90 4UT
Sale Price of Offers in Excess £425,000



**Love
Property Co.**

26 Stanbrook Road, Monkspath, Solihull, B90 4UT

Tenure – Freehold
EPC Rating – D
Council Tax Band - D

Love Property Co are pleased to offer this well maintained 716.6 sq. feet (66.6 sq. metres) curb appealing three-bedroom detached family home located within the Tudor Grange Academy ranked as one of the top schools in the West Midlands and widely considered an excellent choice academic rigor and supportive pastoral care.

As you enter the property, you are greeted by a entrance hallway leading to the high quality open plan modern lounge/kitchen/diner having integrated appliances with French doors leading to garden and log burner in lounge. Wooden flooring throughout the ground floor and storage cupboard with part boarded loft.

Moving to the first floor, you will find two good sized bedrooms and a generously sized single bedroom that is currently being used as an office, with a family bathroom and storage cupboard completing the first floor.

Outside, you a tarmacked driveway and the property boasts off road parking for several vehicle, private rear garden mainly lawned with a decorative patio area, a shed area perfect for enjoying the serene outdoors.

The garage is currently being used as a gym and has great storage roof area.

There is an electrical Ohme Home Pro car charger at the front of the property.

Property must be viewed to be fully appreciated.



PROPERTY MEASUREMENTS:

LOUNGE/KITCHEN/DINER
25' 5" x 14' 1" (7.74m x 4.30m)

BEDROOM ONE
8' 2" x 14' 1" (2.50m x 4.30m)

BEDROOM TWO
10' 4" x 6' 7" (3.14m x 2.00m)

BEDROOM THREE
7' 1" x 6' 11" (2.17m x 2.10m)

FAMILY BATHROOM
6' 3" x 7' 10" (1.90m x 2.39m)

GARAGE
17' 1" x 8' 8" (5.20m x 2.65m)

TOTAL SQUARE FOOTAGE
716.5 sq. ft approx. (66.6 sq. Metres)

PROPERTY LOCATION

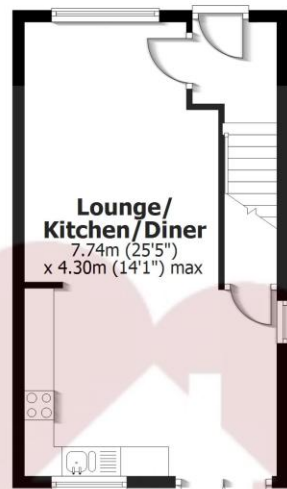
Located within walking distance to popular Farm Inn restaurant, Shelley Farm shops and doctors' surgery. Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station, HS2 are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

MONEY LAUNDERING REGULATIONS

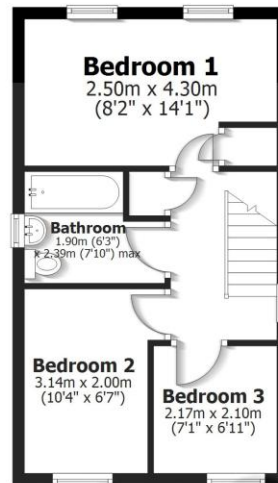
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Ground Floor
Approx. 33.3 sq. metres (358.2 sq. feet)
(excluding Garage)



First Floor
Approx. 33.3 sq. metres (358.2 sq. feet)



Total area: approx. 66.6 sq. metres (716.5 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Love
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