



**Stanway Road, Shirley Solihull B90 3JF**

**welcome to**

## **Stanway Road, Shirley Solihull**

**\*\* EXTENDED SEMI-DETACHED FAMILY HOME \*\* TUDOR GRANGE CATCHMENT \*\* TWO RECEPTION ROOMS \*\* DRIVEWAY \*\* GARAGE \*\* GENEROUS SIZED REAR GARDEN \*\* LOG BURNER FEATURE \*\* GARDEN OFFICE \*\* EXCELLENT LOCATION \*\* GOOD TRANSPORT LINKS \*\***

### **Agent Note**

Council Tax Band is D.

### **Entrance Porch**

Double glazed windows and UPVC door.

### **Cloakroom**

WC, double glazed window to rear, ceiling light point, sink and radiator.

### **Lounge**

Double glazed window to rear, double glazed french doors to rear, ceiling light point and log burner.

### **Dining Room**

Double glazed bay window to front, ceiling light point and radiator.

### **Kitchen**

Double glazed window to rear, two ceiling light points, integrated hob, cupboards, worktops, sink and pantry.

### **Utility Room**

Two velux windows, double glazed UPVC door to rear, sink and radiator.

### **Landing**

Loft hatch.

### **Bedroom One**

Double glazed bay window to front, ceiling light point and radiator.

### **Bedroom Two**

Double glazed window to rear, ceiling light point and radiator.

### **Bedroom Three**

Double glazed window to front, ceiling light point and radiator.

### **Bathroom**

Double glazed window to rear, double glazed window to side, w/c, bath, sink, ceiling light point and radiator.

### **Rear Garden**

Patio laid to lawn and garden office.

### **Parking**

Driveway to front.

### **Outbuildings**

Garage - ceiling light point. Office in garden, el-velux window, electric heater and double-glazed window.





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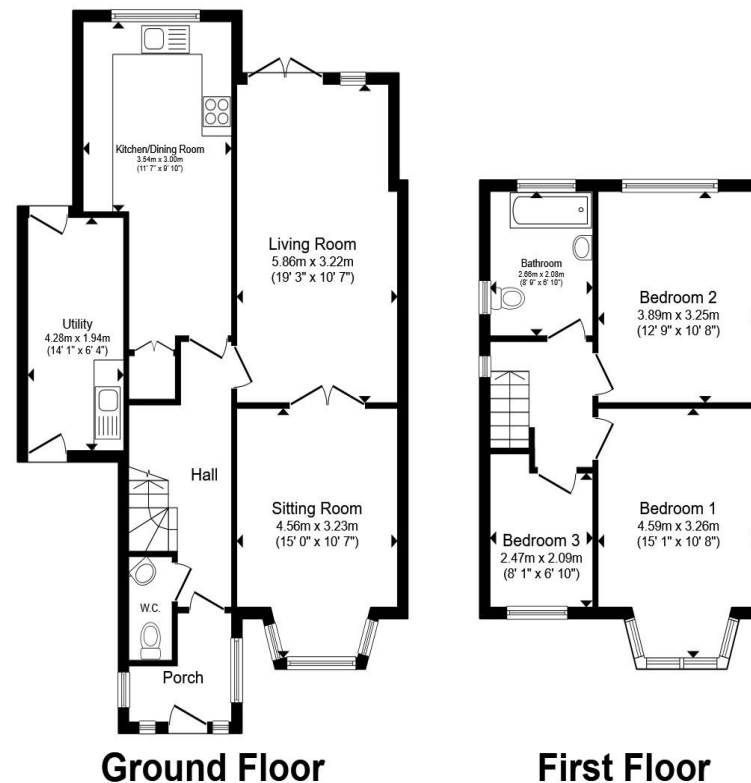
- EXTENDED
- TWO RECEPTION ROOMS
- GARAGE
- TUDOR GRANGE CATCHMENT
- GENEROUS GARDEN WITH OFFICE ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

**£400,000**



Total floor area 115.5 m<sup>2</sup> (1,244 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
SLY112215 - 0006

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