



Stanton Road  
Shirley Solihull

burchell  
edwards



### Property Description

A well-presented three-bedroom semi-detached home offering spacious and versatile accommodation, ideal for families or first-time buyers.

The property welcomes you with a bright and inviting entrance hall leading through to a generous lounge, perfect for relaxing and entertaining. The fitted kitchen provides ample storage and worktop space, with access through to a lovely conservatory at the rear. The conservatory offers additional living space and enjoys pleasant views over the garden, making it an ideal dining area, playroom or second sitting room.

Upstairs, the property features three well-proportioned bedrooms, including two comfortable doubles and a good-sized single room, ideal as a child's bedroom, home office or guest room. A family bathroom fitted with a modern suite completes the first floor accommodation.

Externally, the home benefits from a private rear garden, providing a great outdoor space for families and summer entertaining. As a semi-detached property, it also offers side access and potential for future extension (subject to the necessary permissions).

Conveniently located within easy reach of local schools, shops and transport links, this property presents an excellent opportunity to acquire a well-balanced home in a popular residential setting.

### Entrance Hall

doors leading to lounge and kitchen

### Living Room

Lounge with double glazed window to front, fire place and radiator. Brick archway leading to dining area

### Kitchen

Kitchen comprising of a range of wall and base units, sink and drainer, oven with hob and extractor fan overhead.

### Conservatory

double french doors to front and back

### Bedroom One

Double bedroom with storage, radiator and double glazed window to front.

### Bedroom Two

Double bedroom with double glazed window and radiator

### Bedroom Three

double glazed window and radiator

### Bathroom

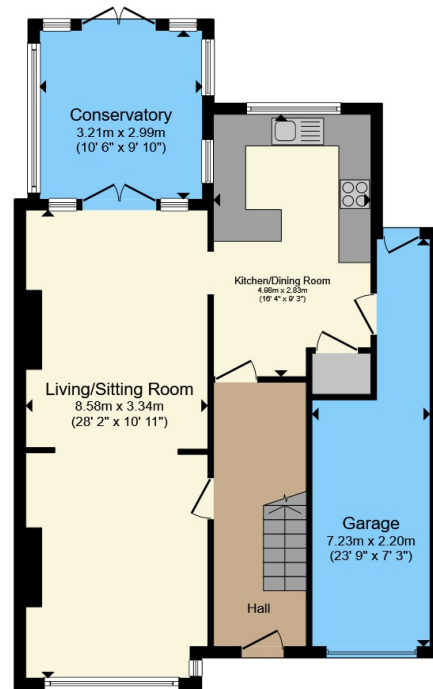
Bath with separate shower, w/c , wash hand basin, fully tiled and radiator.

### Garage

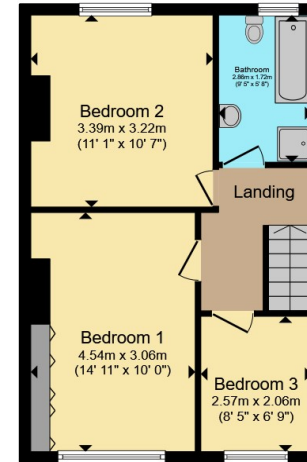








**Ground Floor**



**First Floor**

Total floor area 122.8 m<sup>2</sup> (1,322 sq.ft.) approx

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EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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