



Stoneleigh Road, Solihull B91 1DJ

welcome to

Stoneleigh Road, Solihull

A four-bedroom detached family home on the popular Stoneleigh Road in Solihull, offering a quiet, cul-de-sac location with spacious and versatile accommodation throughout. The property benefits from a driveway, front garden, and a garage conversion (with building regulations).

OFFERED CHAIN FREE

Entrance Hall

Stairs, tiled flooring, door to W.C.

Cloakroom

Toilet, sink, radiator and tiled flooring

Lounge

18' 3" x 11' (5.56m x 3.35m)

Window to front, patio doors to rear garden, radiator, carpet and gas fire.

Second Reception Room

16' 5" x 14' 2" (5.00m x 4.32m)

Window to front, radiator, Engineered Wooden flooring, storage cupboard with boiler and gas meter.

Kitchen

18' 1" x 9' 9" (5.51m x 2.97m)

Patio doors to rear garden, window to rear, tiled flooring, radiator, integrated dishwasher and fridge freezer, coffee machine, electric oven and hob, quartz worktops and splashback.

Utility Room

Radiator, sink space for washing machine and dryer, tiled floor, door to rear and window to side, quartz worktops.

Landing

Carpet and radiator

Bedroom One

11' 2" Max x 10' 11" (3.40m Max x 3.33m)

Window to front, radiator, carpet, storage cupboard as wardrobe.

Bedroom Two

15' 3" x 10' Max (4.65m x 3.05m Max)

Window to rear, radiator, carpet and built in wardrobes.

Bedroom Three

11' 11" x 7' 7" (3.63m x 2.31m)

Window to front, radiator and carpet.

Bedroom Four

10' x 8' (3.05m x 2.44m)

Window to rear, radiator and carpet.

Bathroom

Toilet, bath, window to side, sink, shower, towel radiator, half height tiling and tiled floor.





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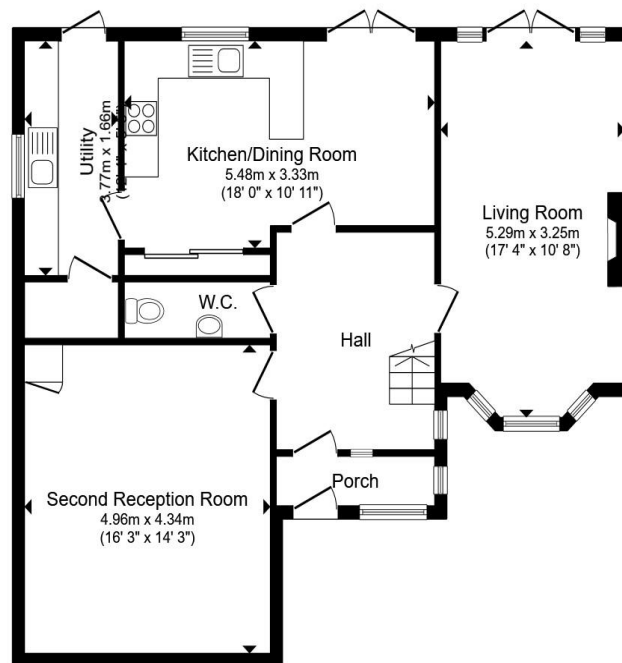
Stoneleigh Road, Solihull

- CHAIN FREE
- Spacious kitchen/diner
- Separate lounge
- Utility room
- Driveway

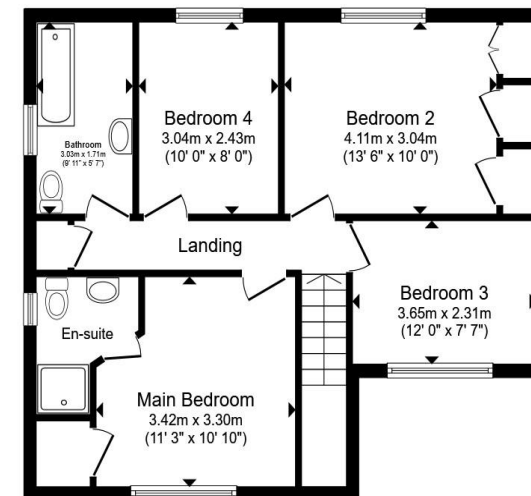
Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers over

£650,000



Ground Floor



First Floor

Total floor area 143.1 m² (1,540 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



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Property Ref:
SLY112095 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk