

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Stretton Road

Shirley, Solihull, B90 2RL

£495,000



Council Tax: D



# 18 Stretton Road

Shirley, Solihull, B90 2RL

£495,000



## Living Room

22'10" x 11'9" (6.98m x 3.60m)

## Kitchen

13'7" x 9'7" (4.15 x 2.94)

## Bedroom 5/Converted garage

13'8" x 9'2" (4.19 x 2.80)

## Down-stairs shower room

9'2" x 8'5" (2.8 x 2.57)

## Conservatory

18'9" x 8'5" (5.74 x 2.57)

## Garage

17'4" x 9'4" (5.30 x 2.85)

## Principle bedroom

12'5" x 10'9" (3.81 x 3.3)

## Bedroom 2

12'9" x 11'5" (3.89 x 3.50)

## Bedroom 3

11'5" x 9'5" (3.49 x 2.89)

## Bedroom 4

11'1" x 9'6" (3.38 x 2.90)

## Garage

17'4" x 9'4" (5.30 x 2.85)

## Garage Mezzanine storage

## GENERAL INFORMATION

Approached over a drive with lawned fore garden and access into good sized hall with Guest cloak

room and doors that radiate off to: Kitchen with fitted units, worksurface over and window overlooking garden. Living room is a generously portioned room with French doors to the front garden along with a second set of French doors to the glass roofed conservatory and garage. The garage is currently used for storage and has had a staircase installed offering opportunity to create another room.

Opposite the kitchen is the downstairs bedroom with good sized wet room to the rear, this was converted to accommodate family member and now provides great versatility. To the first floor there are 4 double bedrooms with the principal bedroom boasting an en-suite shower room along with a house bathroom. The rear garden is lovely, mainly laid to lawn with mature, structural planting, screened fencing and evergreen planting to all three sides. Secure gated access to the front elevation as well as a good-sized summer house with electrics.

Location: The busy area of Shirley is most popular for good shopping, proximity to Solihull town centre along with excellent motorway access, and well-respected schools.

TENURE: We the agent understands that the property is Freehold However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND - D

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band D

SERVICES

Hunters understands from the vendor that mains

drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

#### REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

#### FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

#### GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy

themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

**AGENT NOTE:** We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.



## Road Map



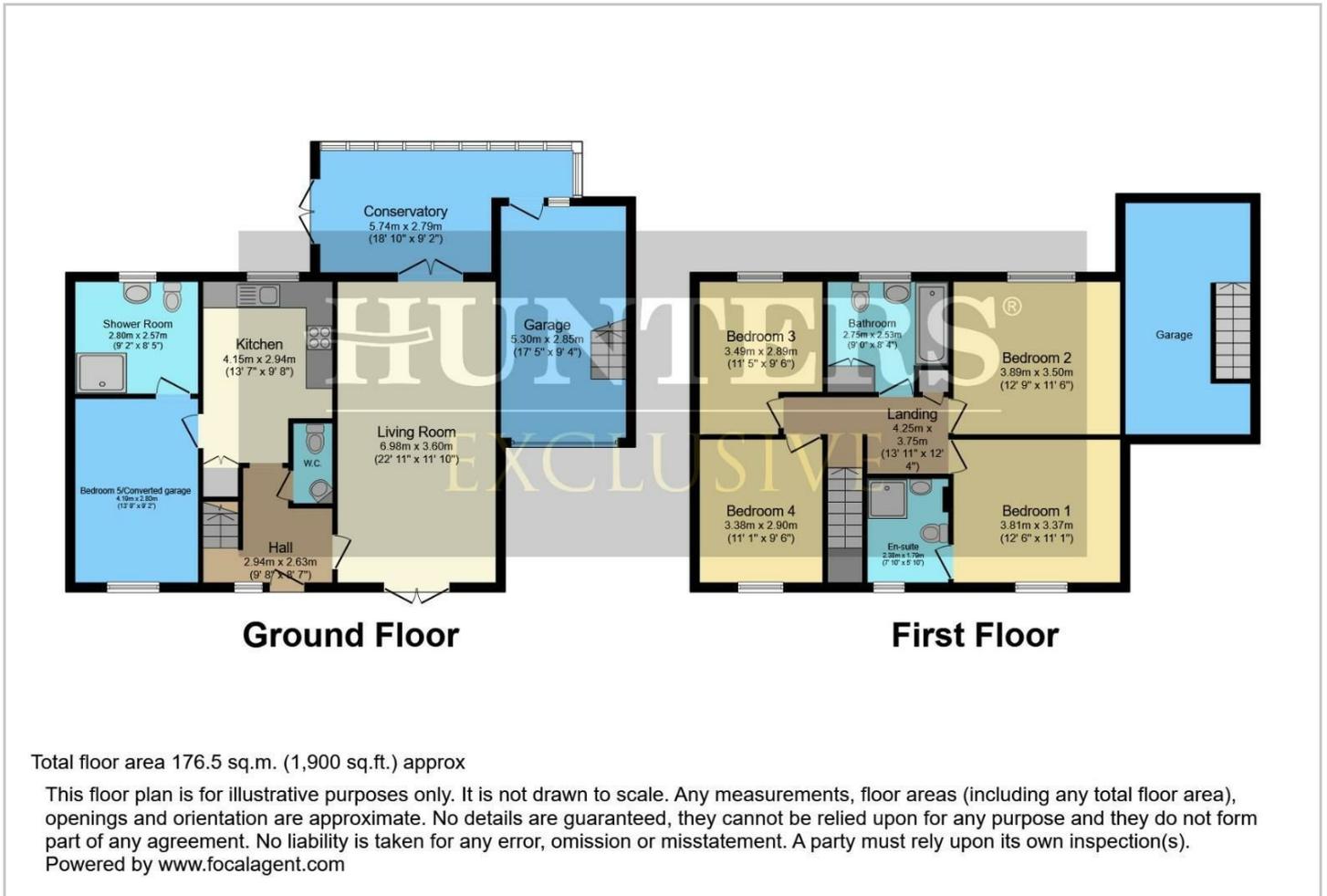
## Hybrid Map



## Terrain Map



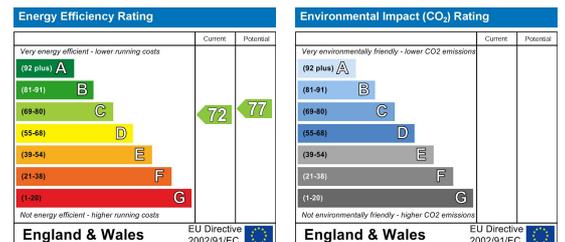
## Floor Plan



## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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