



## Stratford Road Shirley, Solihull

- A Very Well Presented Four Good Size Bedroom Family Home
- Re-Fitted Kitchen/Diner & Family Bathroom
- Private Rear Garden & Driveway Parking
- Ground Floor Bedroom with En-Suite Wet Room

**Offers Over £425,000**

Current EPC Rating – 69 (C)  
Current Council Tax Band – C





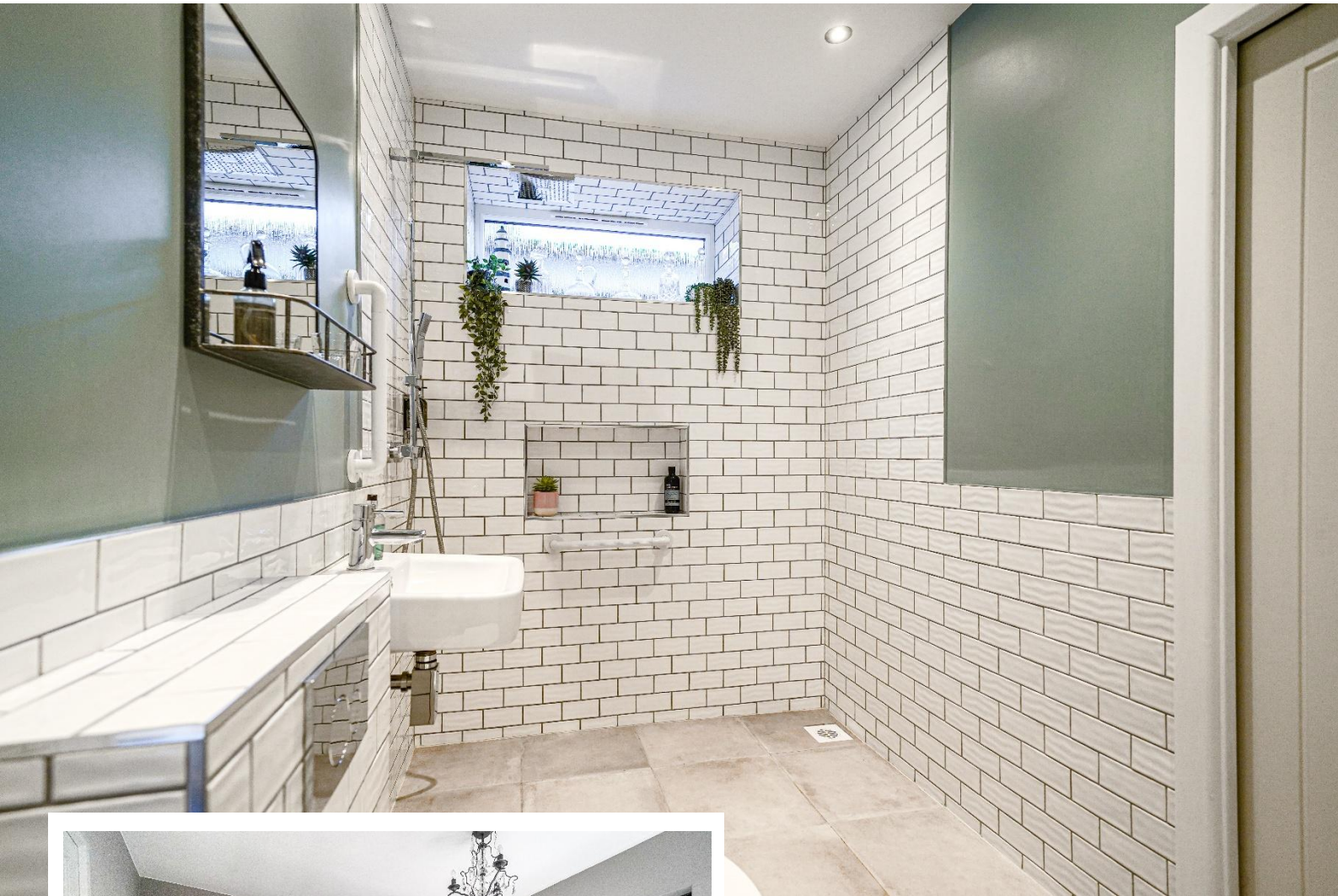


## Property Description

A beautifully presented four bedroom end of terrace property situated in a convenient location and briefly affording lounge, breakfast kitchen, extended ground floor bedroom and en suite wet room with separate access, three bedrooms and bathroom to first floor, private well presented rear garden and off-road parking

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.





## Rooms & Measurements

Lounge to Front 5.7m x 3m (18'8" x 9'10")

Breakfast Kitchen to Rear 3.7m x 3.1m (12'1" x 10'2")

Ground Floor Bedroom to Rear 4m x 3.1m (13'1" x 10'2")

Wet Room to Side

Bedroom One to Rear 3.9m x 3.2m (12'9" x 10'5")

Bedroom Two to Front 3.2m x 3m (10'5" x 9'10")

Bedroom Three to Front 2.4m x 2.5m (to wardrobe) (7'10" x 8'2")

Family Bathroom to Rear 2.4m x 1.7m (7'10" x 5'6")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – C





316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.