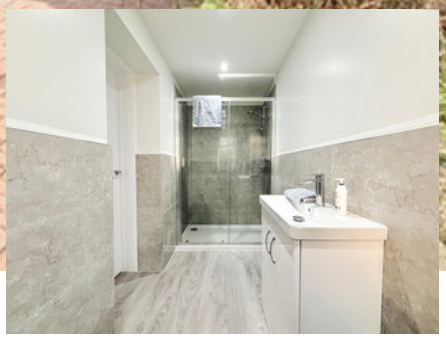
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Stanley Avenue, Shirley, B90 3NJ

£440,000

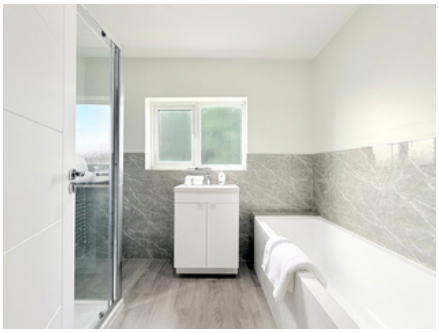
- An Extended & Beautifully Refurbished Home
- Four Bedrooms
- Superb Extended Family Dining Kitchen
- Lounge
- Versatile Ground Floor Bedroom & Shower Room
- Family Bathroom & Separate WC
- South West Facing Rear Garden
- Off Road Parking
- No Upward Chain
- Convenient Location

SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk
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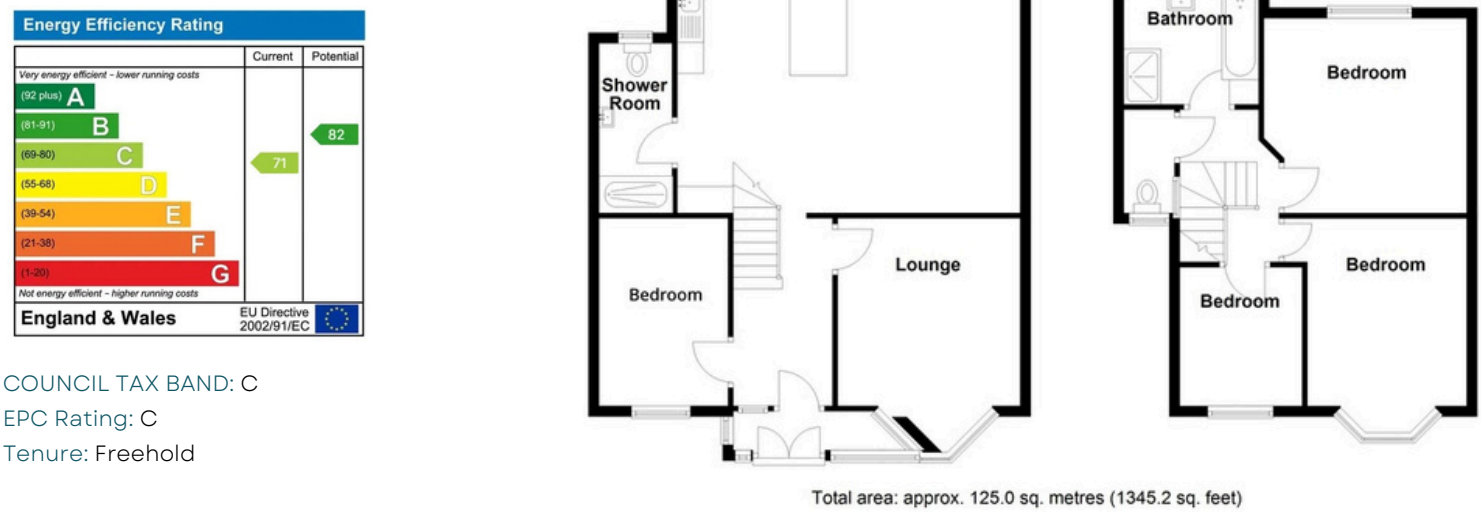






An extended and beautifully refurbished semi detached family home in a convenient cul-de-sac location benefitting from no upward chain, four bedrooms, superb family dining kitchen, lounge, family bathroom with separate WC, spacious ground floor shower room & versatile bedroom, South West facing rear garden and off road parking.

Lounge to front - 4.57m into bay x 3.12m (15'0" x 10'3")
Superb Extended Family Dining Kitchen to rear - 6.5m max x 5.97m max (21'4" x 19'7")
Versatile Ground Floor Bedroom Four to front
3.53m x 2.26m (11'7" x 7'5")
Spacious Ground Floor Shower Room to rear
3.53m into shower x 1.24m (11'7" x 4'1")
Bedroom One to front - 4.67m into bay x 2.79m max (15'4" x 9'2")
Bedroom Two to rear - 3.71m x 3.43m max (12'2" x 11'3")
Bedroom Three to front - 2.24m x 2.21m (7'4" x 7'3")
Family Bathroom to rear - 1.85m x 2.59m (6'1" x 8'6")
Separate WC to side



COUNCIL TAX BAND: C
EPC Rating: C
Tenure: Freehold

Total area: approx. 125.0 sq. metres (1345.2 sq. feet)

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.

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