



Stanway Road, Shirley

Offers Around £359,950

- PORCH ENTRANCE
- LOUNGE AREA
- KITCHEN
- BATHROOM & SEP WC
- SOUTH FACING GARDEN
- HALLWAY WITH CLOAKS
- DINING AREA
- THREE BEDROOMS
- SIDE TANDEM GARAGE
- NO UPWARD CHAIN

Stanway Road is a road of similarly styled semi detached houses most conveniently located for the amenities of the Stratford Road in the town centre of Shirley.

The A34 Stratford Road offers an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. There are a wide choice of restaurants and hostelrys along the Stratford Road and access through to Shirley Park and beyond here, down Haslucks Green Road, to Shirley Railway Station which offers commuter services to Stratford upon Avon and Birmingham.

There is a thriving business community in the town centre and this extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here to the junction of the M42 motorway where is sited the Blythe Valley Business Park. A short journey down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Local junior and infant schooling is catered for at Sharmans Cross Junior School and Streetsbrook Infant School, and there is, of course, Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road, making this an ideal family location. We are advised that senior schooling is currently within the Tudor Grange School catchment although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this traditional semi detached property which sits back from the road behind a front paved driveway with planted foregarden. A UPVC double glazed door opens to the

PORCH ENTRANCE

Having part glazed front door opening to the

RECEPTION HALLWAY

Having cloaks storage cupboard, ceiling light point, central heating radiator and doors opening to the dining area and kitchen

DINING AREA

14'7" into bay x 10'6" max (4.45m into bay x 3.20m max)



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and open archway access leading to the

LOUNGE AREA

12'9" x 10'62 (3.89m x 3.05m)



Having UPVC double glazed french style door and windows to the rear garden, feature fireplace with inset electric fire, ceiling light point and central heating radiator

KITCHEN

11'6" x 6'10" (3.51m x 2.08m)



Having UPVC double glazed window to the rear and UPVC double glazed door opening to the side garage, ceiling light point, central heating radiator and base level storage units with work surfaces over, sink and drainer and gas cooker point

FIRST FLOOR LANDING

Having UPVC double glazed window to the side, loft hatch access and doors radiating off

BEDROOM ONE
15'1" into bay x 10'6" (4.60m into bay x 3.20m)



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and built in wardrobes

BEDROOM TWO
12'9" x 10'6" (3.89m x 3.20m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

BEDROOM THREE
8'6" x 7'0" (2.59m x 2.13m)

Having UPVC double glazed window to the front, ceiling light point and central heating radiator



BATHROOM

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, panelled bath with electric shower over, pedestal wash hand basin and airing cupboard with combi boiler

SEPARATE WC

Having UPVC double glazed window to the side, ceiling light point and low level WC

SIDE TANDEM LENGTH GARAGE
25'9" x 7'6" (7.85m x 2.29m)

Having double opening doors to the front driveway, door and window to the rear garden, two ceiling light points, space and plumbing for a washing machine, power points and wash hand basin

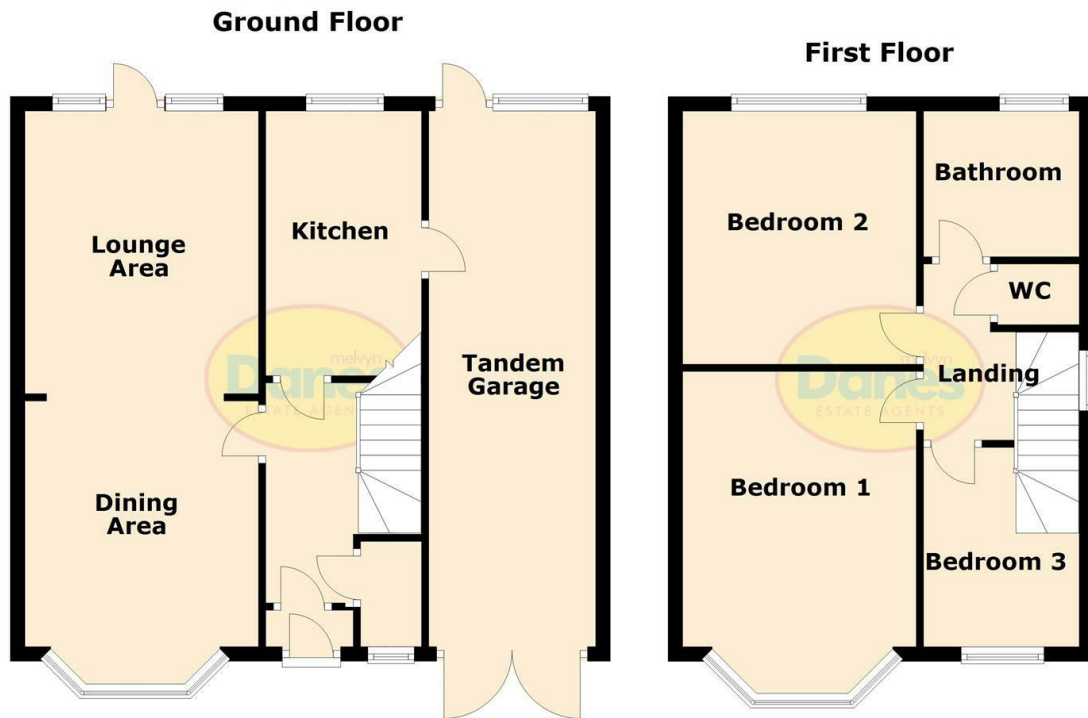
SOUTH FACING REAR GARDEN



Extending to approximately 100' and having paved patio area with outside tap, extensive lawn with shaped well stocked borders, planted area with greenhouse and defined boundaries

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

COUNCIL TAX BAND

We understand that property is a band D

VIEWING

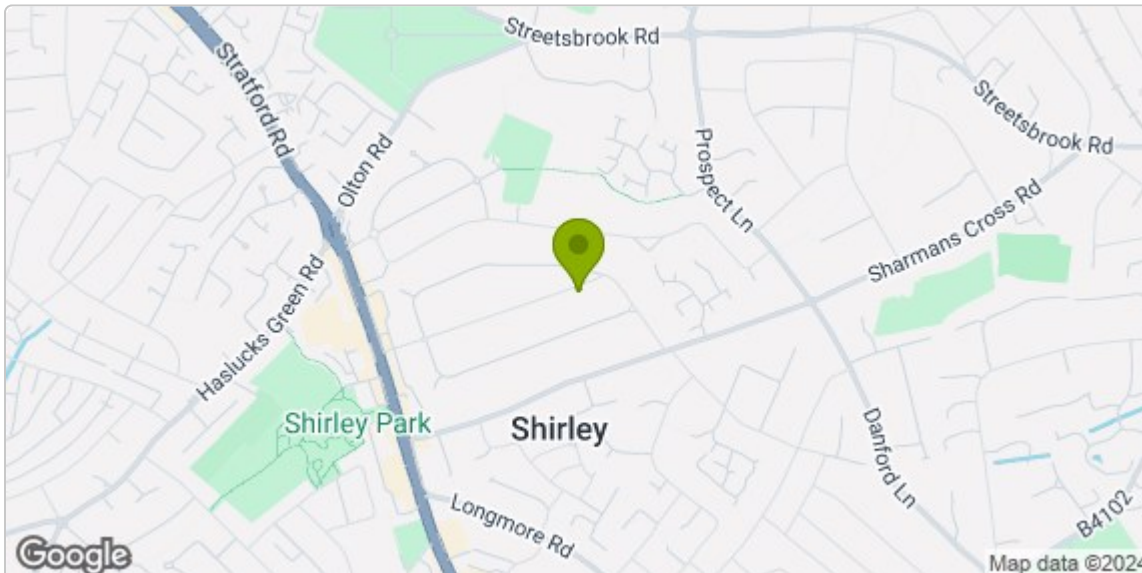
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
110 Stanway Road Shirley
Solihull B90 3JG

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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