



Stanway Road, Shirley

Offers Around £415,000

- DRIVEWAY
- EXTENDED LOUNGE
- KITCHEN DINER
- THREE BEDROOMS
- GARAGE
- PORCH & HALLWAY
- DINING ROOM
- UTILITY & GUEST CLOAKS
- FAMILY BATHROOM
- REAR GARDEN

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 hosteries 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 extended traditional semi detached property which sits back from the road behind a front paved driveway with foregarden. Double doors open to the

PORCH

Having entrance door leading to

RECEPTION HALLWAY

Having double glazed window to front aspect, ceiling light point, central heating radiator, laminate flooring, stairs rising to first floor landing and doors off to the lounge, kitchen and

DINING ROOM

14'5" into bay x 10'6" (4.39m into bay x 3.20m)



Having double glazed bay window to front elevation, ceiling light point, wall mounted lights, central heating radiator, and coved cornicing to ceiling

EXTENDED LOUNGE **21'1" x 10'7" (6.43m x 3.23m)**



Having double glazed window and French doors to the rear garden, two ceiling light points, wall lights and central heating radiator

KITCHEN DINER **9'8" x 16'8" (2.95m x 5.08m)**



Having two double glazed windows and double glazed door to rear garden, a range of wall base and drawer units with roll top work surface over incorporating one and a half bowl sink and drainer with mixer tap, built in double oven, four ring electric hob with extractor over, space and plumbing for dishwasher, two integrated fridges, two ceiling light points, under wall cupboard lights two central heating radiators, coved cornicing to ceiling, tiled floor and door to

UTILITY ROOM

Having double glazed window to front aspect, double glazed door to rear garden, wall and base units, stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer, ceiling light point, central heating radiator and doors to the garage and

GUEST CLOAKS

Having double glazed window to front aspect, low level wc, wall mounted corner wash hand basin, ceiling light point and central heating radiator

FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light

point and doors off to the three bedrooms and family bathroom

BEDROOM ONE

**15'1" into bay x 8'9" to front of wardrobes
(4.60m into bay x 2.67m to front of wardrobes)**



Having double glazed window to front elevation, ceiling light point, central heating radiator, picture rail and built in wardrobes

BEDROOM TWO

12'9" x 10'7" (3.89m x 3.23m)



Having double glazed window to rear elevation, ceiling light point and central heating radiator

BEDROOM THREE

8'0" x 6'9" (2.44m x 2.06m)

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

FAMILY BATHROOM



Having double glazed windows to rear and side elevations, panel bath with thermostatic shower over with raindrop head and separate hand held attachment, low level wc, pedestal wash hand basin, cupboard housing gas central heating boiler, ceiling light point, wall mounted lights, heated towel rail and loft access

GARAGE

15'6" x 8'0" (4.72m x 2.44m)

Having doors to the front driveway, ceiling light points and door to utility room

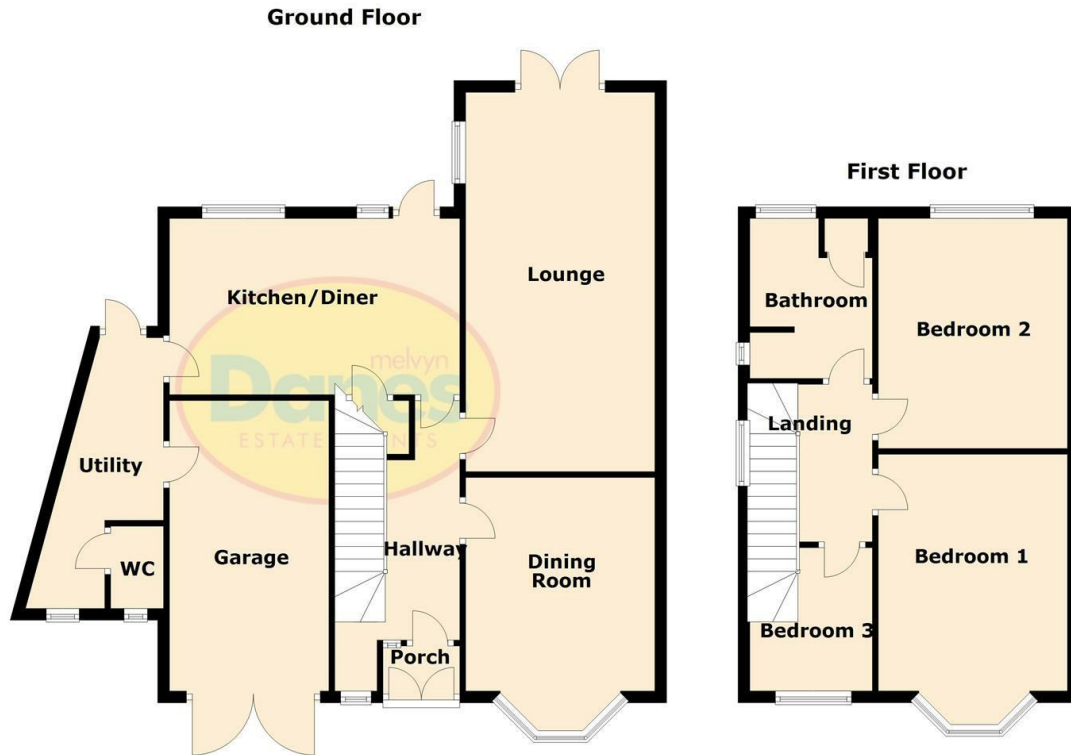
REAR GARDEN



Having decked and paved area with the rest laid mainly to lawn, outside lighting and tap and timber shed

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

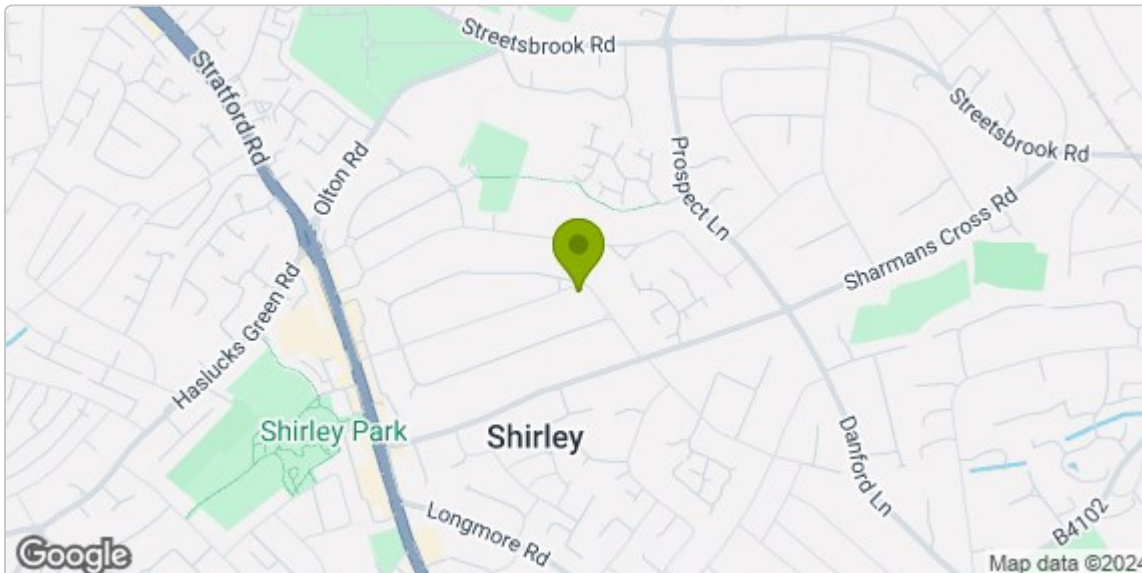
By appointment only please with the Shirley office on 0121 744 2801.

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 and 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:
128 Stanway Road Shirley
Solihull B90 3JG

Council Tax Band: D

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 78 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk