



H&S

**Horton  
& Storey**

STOCKLEY CRESCENT, SHIRLEY, SOLIHULL,  
OFFERS IN REGION OF £485,000



H&S



#### **LOCAL AREA**

Situated in Shirley, Solihull the property falls into the catchment area of the popular Tudor Grange Academy. It also benefits from convenient access to transport links with the M42, train stations and airport being a short drive away.

#### **FRONT APPROACH**

The property is approached via a driveway and a path leading to the front door;

#### **GROUND FLOOR ENTRANCE HALL**

A light and welcoming hall offers stairs leading to first floor landing, doors leading to guest W.C, lounge, kitchen-diner and a central heating radiator.

#### **GUEST W.C.**

Being recently refitted it comprises of a double glazed window to the front, low level w.c, sink with unit and central heating radiator.

**LOUNGE** 11' 6" x 16' 4" (3.51m x 4.99m) A bright family room with a double glazed window to the front elevation overlooking the front garden, double doors inviting you to the dining room and a feature light



fitting with matching twin wall lights. In the heart of the room you also have a fire with feature surround and a wall mounted central heating radiator.

**DINING ROOM** 9' 10" x 12' 5" (3m x 3.8m)

Perfect for entertaining it can be accessed from both the lounge and kitchen and is full of natural light with the double glazed sliding patio doors leading directly out onto the rear garden. Wall mounted central heating radiator.

**KITCHEN** 12' 4" x 14' 7" (3.78m x 4.47m)

A large fitted kitchen comprising of wall and floor base units, roll top work surfaces, inset sink with mixer tap, drainer set under the double glazed window overlooking the rear garden. The kitchen has integrated appliances such as a fridge/freezer, dishwasher, oven, gas hob and extractor fan over. Wall mounted central heating radiator, large storage cupboard and door leading to the Utility Room.



**UTILITY ROOM** 5' 0" x 10' 2" (1.53m x 3.1m)

Essential to a family home has an additional sink, plumbing for a washing machine, wall mounted central heating boiler, wall and floor base units, a storage cupboard, doors to the garage and rear garden.



**FIRST FLOOR**

**FIRST FLOOR LANDING**

Light and airy landing with doors leading to the bedrooms, family bathroom, loft access and wall mounted central heating radiator.

**MASTER BEDROOM** 11' 8" x 12' 3" (3.58m x 3.74m)

The master bedroom benefits from a range of fitted wardrobes including bedside and above the bed storage, a double glazed window to the front elevation, wall mounted central heating radiator and a door leading to the en-suite shower room.



**ENSUITE SHOWER ROOM**

Comprising of a Shower cubicle, pedestal sink with wash hand basin, a low level wc and tiling to splash prone areas. A wall mounted chrome heated towel rail and a double glazed window.

**BEDROOM TWO** 10' 2" x 10' 2" (3.10m x 3.1m)

Double bedroom with a range of fitted wardrobes. A



double glazed window facing the rear garden and a wall mounted central radiator.

**BEDROOM THREE 8' 0" x 11' 3" (2.46m x 3.45m)**

Another double bedroom set at the rear of the property has a double glazed window facing the rear garden and a wall mounted central heating radiator.

**BEDROOM FOUR 7' 6" x 8' 7" (2.3m x 2.63m)**

This room is currently being used as an office but is an ample sized fourth bedroom capable of housing a bed and storage units. The double glazed window is to the front elevation, a wall mounted radiator.

**FAMILY BATHROOM**

Three piece bathroom suite comprising of a wc, sink and a bath with shower over. There is a heated towell rail, storage cupboard and a double glazed window to the side elevation.

**OUTSIDE**

**REAR GARDEN**

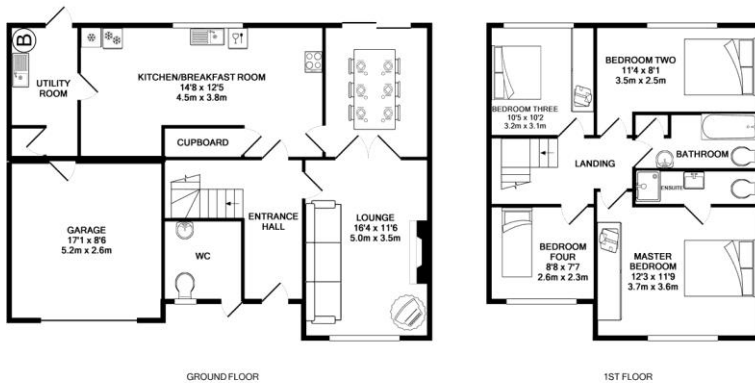
A mature rear garden that is not overlooked consists of a patio area, lawn with shrubbery borders and fencing. There is also gated side access leading to the front drive and a bin store area.

**GARAGE 8' 6" x 17' 0" (2.61m x 5.2m)**

Integral Garage

**MONEY LAUNDERING ACT**

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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