

Horton & Storey



Stroud Road, Shirley, Solihull.

Offers In Region Of **£340,000**

Property Features

- Three bedroom semi-detached
- Extended with roof lantern
- Wren Kitchen
- Bi folding doors onto patio
- New driveway
- Garage to rear with accessway
- Immaculately presented throughout
- A must view!

Full Description

APPROACH

The property is approached by a newly laid driveway for multiple vehicles, this leads to the front porch and side elevation of the property which has a gated entry to the rear garden.

PORCH

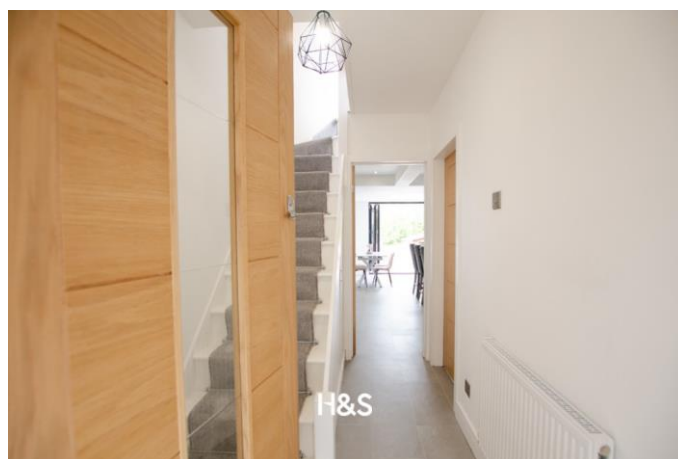
A double glazed porch with door to hallway and multi-locking composite door;

ENTRANCE HALLWAY

Hardwood doors to breakfast kitchen and door to lounge with stairs to the first floor accommodation;

EXTENDED BREAKFAST KITCHEN 15' 8" x 20' 0" (4.79m x 6.1m)

The kitchen was purchased from Wren and is the heart of this property. It comprises of an island with inset stainless sink with mixer tap with additional extension and further base units with breakfast bar. There is a recess for a large fridge/freezer, integrated washing machine and dryer, Bosch induction hob with extractor over, wall mounted central heating radiators and a mixture of wall and base units with soft close and quartz work surfaces throughout.



BREAKFAST AREA

This forms the main part of the extension works carried out to the property. This area benefits from a well appointed double glazed roof lantern and bi-folding doors which spans the width of the area. This allows natural light throughout the space which overlooks the patio and landscaped garden. It comprises of a wall mounted central heating radiator and t.v. point. The kitchen and breakfast area benefits from spotlighting to the ceiling.



LOUNGE 12' 9" x 9' 10" (3.9m x 3.02m)

The lounge has a double glazed window to the front elevation, a wall mounted central heating radiator, feature wall and hardwood door.



LANDING

Access to roof structure via loft hatch, obscure double glazed window to side elevation, hardwood doors to bedroom and family bathroom;

MASTER BEDROOM 12' 9" x 9' 11" (3.9m x 3.03m)

Double glazed bay window to the front elevation, a wall mounted central heating radiator.

BEDROOM TWO 12' 9" x 9' 8" (3.90m x 2.97m)

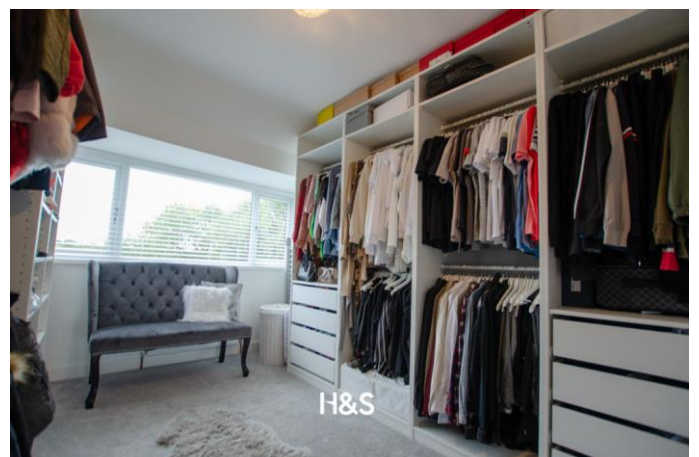
this is currently being utilised as a walk in wardrobe area. It comprises of a wall mounted central heating radiator and double glazed window to the rear elevation.



BEDROOM THREE 6' 3" x 5' 6" (1.93m x 1.68m)

A double glazed window to the front elevation, wall mounted central heating radiator.

The property has been re-wired, re-plastered and comprehensively refurbished throughout. You can just move in....



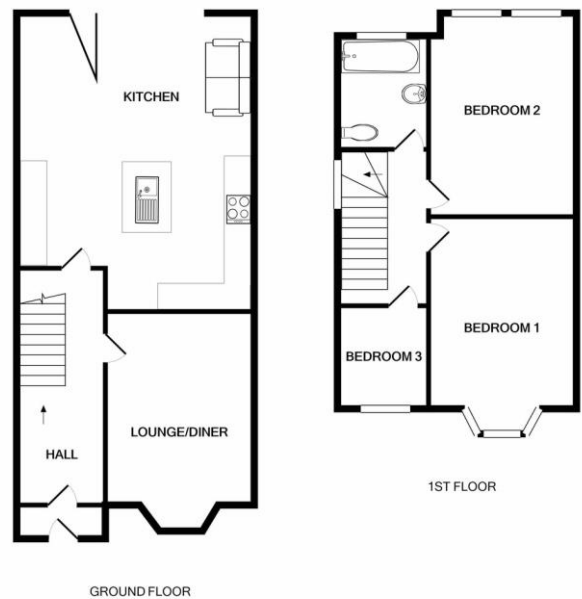
OUTSIDE

REAR GARDEN

Landscaped by the current owners the rear garden is terraced to accommodate the sloping nature of the site. It comprises of a patio area for socialising. The area flows from the breakfast area and wraps around the rear of the property. There is a side gate and a small parapet wall for safety. Steps lead down onto the laid lawn with a pathway to the rear garage. A perfect setting for entertaining and socialising.

GARAGE

A hardstanding garage which opens onto the access way to the rear of the houses on Stroud Road offering additional parking or storage/home gym.



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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