

Horton & Storey



Stanway Road, Shirley, Solihull,

Offers Over **£449,950**

Property Features

- Tudor Grange Academy Catchment
- Five Bedrooms
- Corner Plot
- Through Lounge
- Breakfast Room
- Open Plan Kitchen Diner
- Gues WC
- Ensuite

Full Description

LOCAL AREA The property is situated in a prime location in Shirley. Not only is it close to the Stratford road for the Shirley High Street there is also local shops and schools within walking distance. The property falls under the Tudor Grange Academy Catchment Area and also outstanding primary schools.

APPROACH Via a brick paved driveway with parking for several cars leading to the front door.

GROUND FLOOR

ENTRANCE HALL A welcoming entrance hall with doors leading to the ground floor rooms, wc, stairs to the first floor landing and a central heating radiator.

THROUGH LOUNGE 10' 9" x 28' 4" (3.28m x 8.65m) A recently redecorated through lounge having a large double glazed bay window to the front elevation, double glazed patio doors to the rear elevation leading to the rear garden and two central heating radiators.

BREAKFAST ROOM 8' 2" x 7' 2" (2.5m x 2.2m) A great room for families having double glazed patio doors to the rear elevation leading to the garden, under stairs storage cupboard, central heating radiator, tiled floor and an opening onto the kitchen diner.

OPEN PLAN KITCHEN DINER 9' 6" x 25' 9" (2.9m x 7.86m) The hub of the home is the fantastic kitchen diner offering space for families and entertaining. The kitchen area comprises of a range of wall and floor base units with space for a dishwasher and fridge freezer, with work surfaces over incorporating a gas hob and an inset sink. There is a recently



installed wall mounted Worcester Bosch combination boiler, a double glazed window to the rear elevation and tiling to splash prone areas. The dining area has a double glazed window to the front elevation, central heating radiator and a door leading to the side garage.

GUEST WC Comprising of a WC sink and a double glazed window to the front elevation.

FIRST FLOOR

LANDING Doors to the first floor rooms and access to the boarded loft via the pull down ladder.

MASTER BEDROOM 10' 2" x 16' 0" (3.12m x 4.90m) A double bedroom with a range of fitted wardrobes, a double glazed window to the front elevation, double glazed window to the side elevation, a central heating radiator and a door leading to the ensuite shower room.

ENSUITE A recently fitted fully tiled shower room comprising of a walk in shower, sink, wc and a wall mounted mirror with lighting. There is a double glazed window to the side elevation

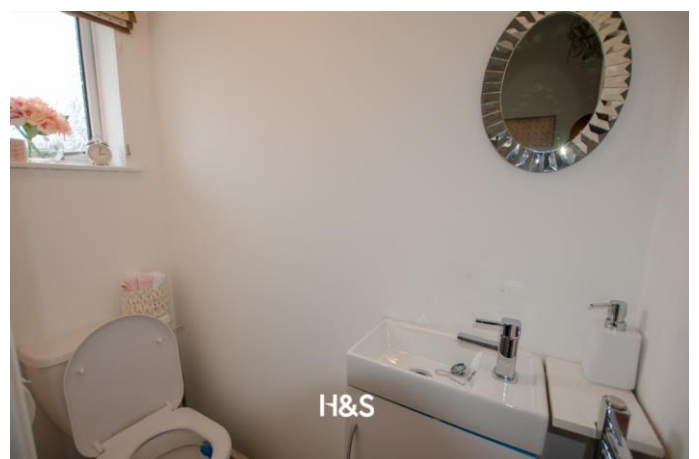
BEDROOM TWO 10' 5" x 15' 1" (3.2m x 4.62m) A large double bedroom with a double glazed bay window to the front elevation and a central heating radiator.

BEDROOM THREE 10' 6" x 12' 9" (3.21m x 3.91m) A double bedroom with a double glazed window to the rear elevation and a central heating radiator.

BEDROOM FOUR 7' 10" x 9' 8" (2.39m x 2.96m) Having a double glazed window to the rear elevation and a central heating radiator.

BEDROOM FIVE/OFFICE 6' 10" x 7' 10" (2.1m x 2.4m) Currently being used as a home office having a double glazed window to the front elevation and a central heating radiator.

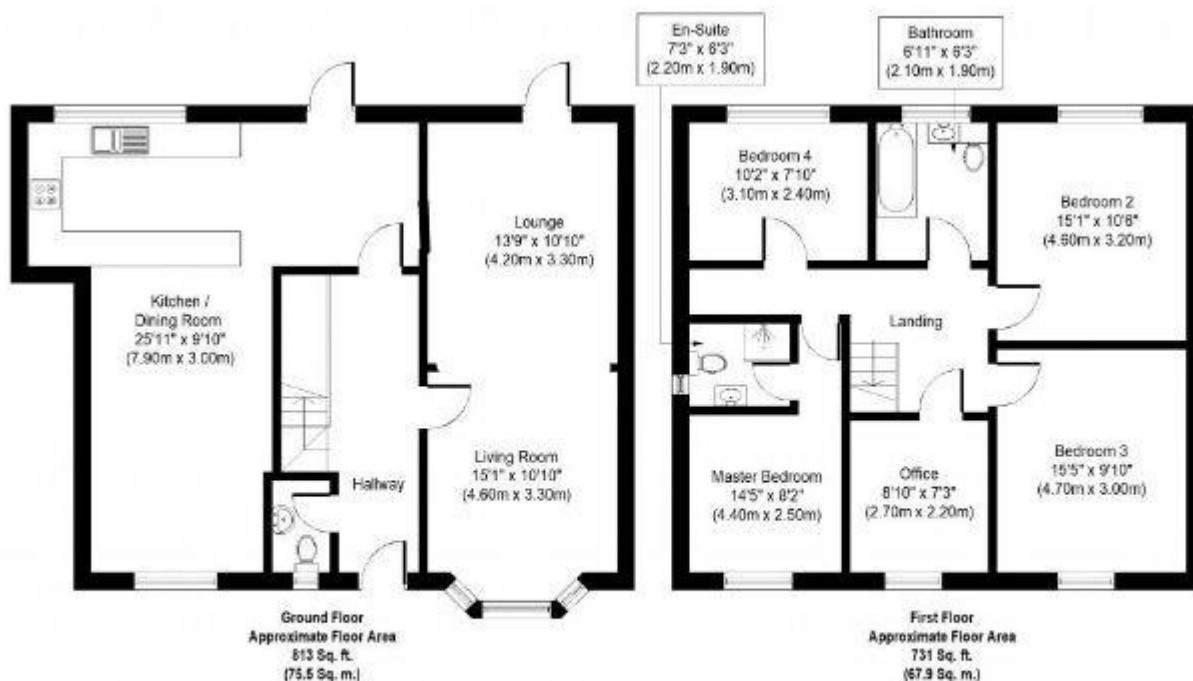
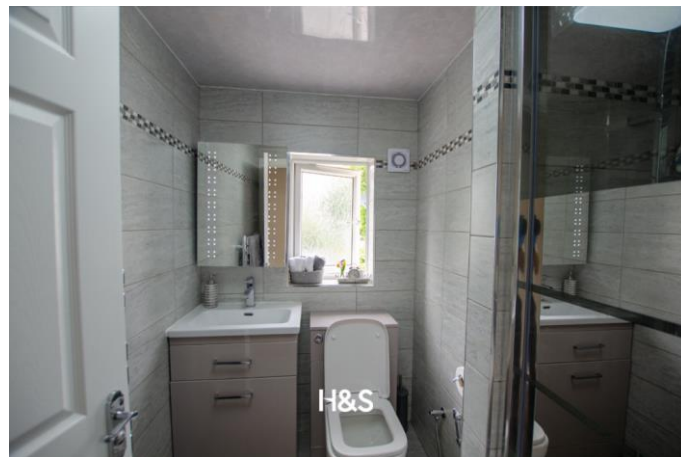
FAMILY BATHROOM A luxurious recently refitted family bathroom comprises of a panelled bath with shower over, a wc, sink and a wall mounted mirror. The bathroom is fully tiled and has a double glazed window to the rear elevation.



OUTSIDE

GARDEN A large private rear garden that has a slabbed patio area leading to a large lawn with mature shrubs, fencing and bushes to the boundaries. There is a side gate providing access to the front of the property.

GARAGE 8' 6" x 15' 1" (2.6m x 4.6m)



We do every attempt 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 guidance purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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