



DM&Co.
— SALES & LETTINGS —

156 Stanway Road
Shirley B90 3JH

This Beautifully Extended 4-Bedroom
Semi-Detached Family Home Is Available
From 10th August On An Unfurnished
Basis.



DETAILS

This beautifully presented 4-bedroom family home is available from 10th August on an unfurnished basis.

Entering into the property, you are welcomed by a small hallway with space to put coats & shoes which then flows into the hallway.

The hallway has direct access to the front reception room, the family room & the show stopping kitchen/diner.

The kitchen diner has space for a large sofa, dining table & chairs & includes an integrated fridge/freezer, dishwasher & electric range cooker.

To the first floor, you have two double bedrooms, one benefitting from built in wardrobes, a single bedroom & a 4-piece family bathroom.

To the second floor, you have a further double bedroom with built in storage space & an en suite wet-room.

Solihull Council Tax - Band D



OUTSIDE & LOCATION

This property is well located in a convenient position in the heart of Shirley, offering easy access to a wide range of local amenities, including supermarkets, shops, cafés and restaurants. Excellent transport links, highly regarded schools and nearby parks make this a popular location for families, professionals and commuters alike.

The South/West facing rear garden is mainly laid to lawn with a ceramic patio and composite decked area with a veranda. Perfect for entertaining during summer months.



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 86%

Vodafone - 77%

3 - 84%

O2 - 75%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 15 Mbps (Highest available download speed) 1

Mbps (Highest available upload speed)

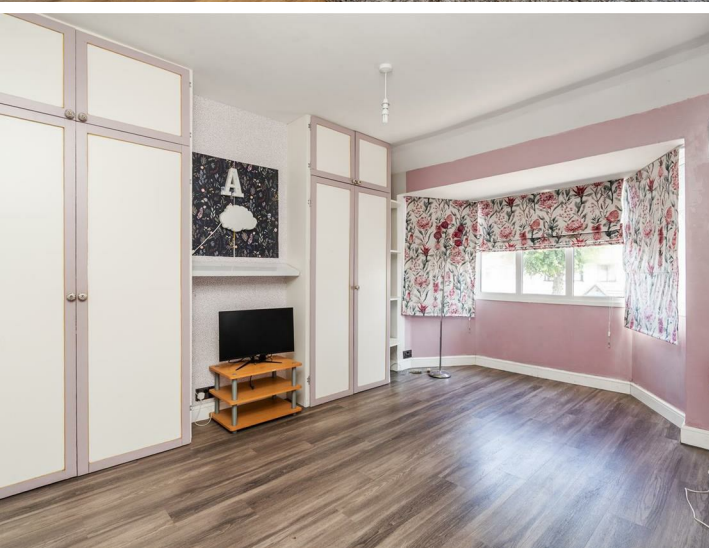
Superfast 32 Mbps (Highest available download speed) 6

Mbps (Highest available upload speed)

Ultrafast 5500 Mbps (Highest available download speed)

5500 Mbps (Highest available upload speed)

Low Flood Risk

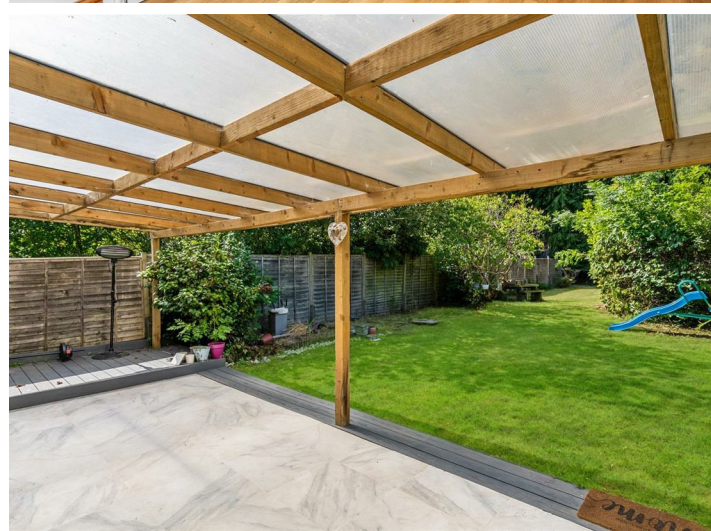


OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

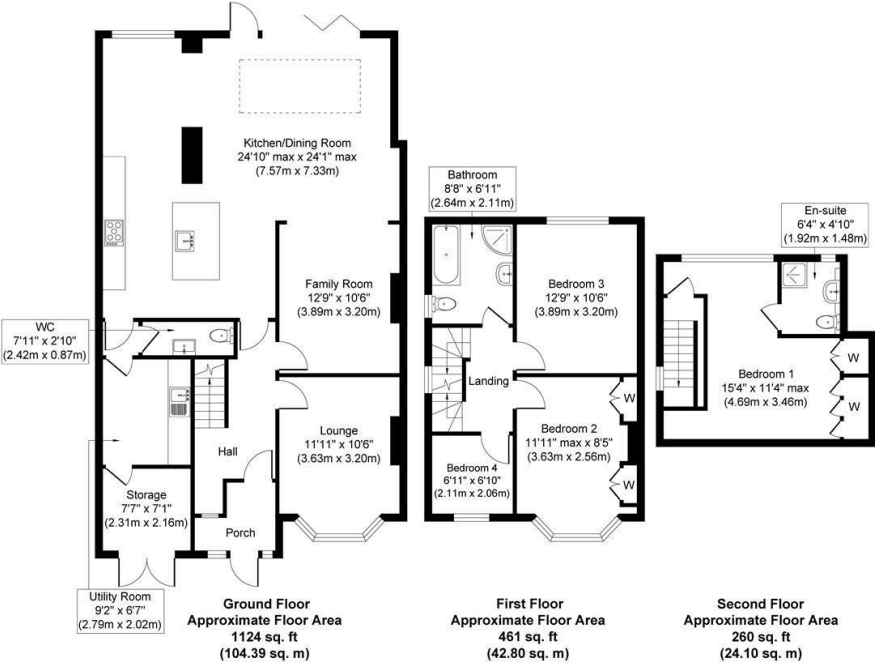
Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

FEATURES

- Well Presented 4-Bedroom Family Home
- Spacious Front Reception Room
- Show Stopping Open Plan Kitchen/Diner
- Separate Utility Room & Guest WC
- Three Double Bedrooms & One Single Bedroom
- Main Bedroom On Second Floor With En Suite
- Well Presented South/West Garden
- Holding Deposit - £460.00
- Security Deposit - £2301.92
- Available From 10th August On An Unfurnished Basis



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative 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.
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VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

0121 775 0101

lettings@dmandcohomes.co.uk

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