

AP MORGAN



Stanway Road, Shirley, Solihull
Offers in excess of £425,000

Features:

- Sought After Location
- Tudor Grange Catchment Area
- Well Extended Three Bedroom Semi Detached Home
- Garage and Private Driveway
- Two Reception Rooms
- Spacious Kitchen/Diner
- Fully Landscaped Garden with Patio Area
- Close to Local Shopping Areas & Amenities

Description:

Situated in a popular and sought-after location within the Tudor Grange School catchment is this thoroughly extended and beautifully presented three-bedroom semi-detached home. Finished to a high standard throughout, the property offers generous and versatile living accommodation ideal for modern family life.

Approach

The property is approached via a private driveway providing off-road parking, leading to the entrance porch and integral garage.

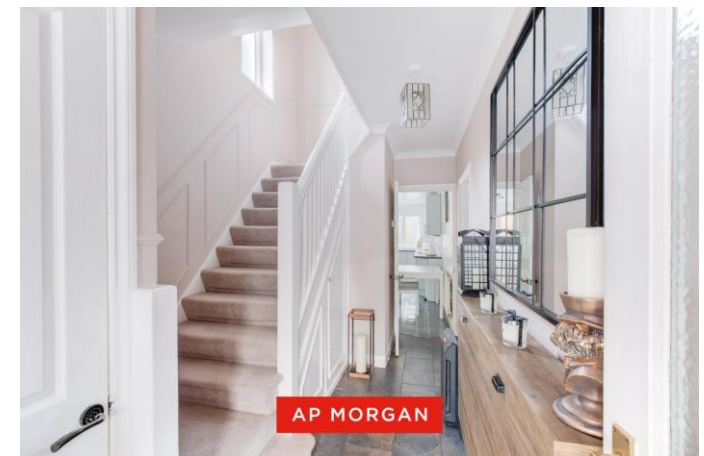
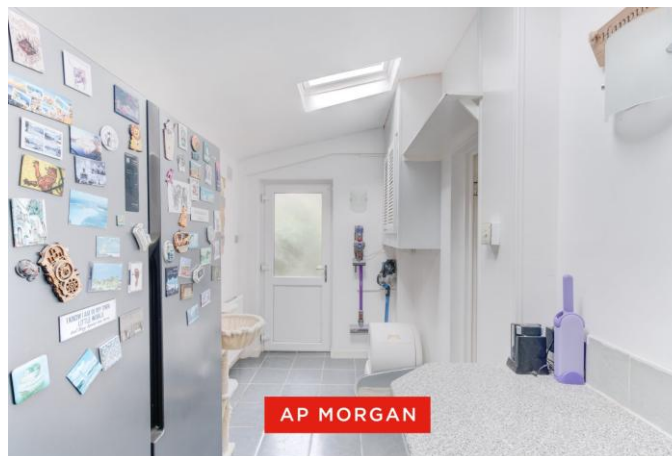
Accommodation

Once inside, the interior briefly comprises a welcoming entrance hall with ground-floor WC and access to a spacious dining room with bay window to the front. To the rear is a comfortable lounge featuring a fantastic log-burning stove, creating a warm and inviting focal point. The lounge opens into a well-proportioned kitchen/diner, which benefits from ample storage and worktop space, as well as access to a useful pantry and separate utility room. Double doors lead from the kitchen area out to the rear garden, enhancing the sense of light and space.

To the first floor, the landing provides access to three well-presented bedrooms, including two generous doubles and a good-sized third bedroom, along with a modern family bathroom.

Outside

Moving outside, the property enjoys a landscaped rear garden offering an excellent space for outdoor dining and entertaining. A standout feature is the additional garden office, ideal for home working, a studio, or hobby room.



Location

Centrally positioned, the property is within close proximity to local shops, retail parks, and everyday amenities. Excellent transport links are easily accessible, making this an ideal location for commuters and families alike.

Details:

Porch

Entrance Hallway

WC 6'3" x 2'11" (1.9m x 0.9m)

Lounge 19'10" x 10'7" (6.05m x 3.23m)

Dining Room 14'9" x 10'7" (4.5m x 3.23m) Both Max

Kitchen/Diner 20'4" x 10'1" (6.2m x 3.07m) Both Max

Utility Room 15'10" x 6'5" (4.83m x 1.96m) Both Max

Landing

Bedroom 1 14'10" x 10'9" (4.52m x 3.28m) Both Max

Bedroom 2 12'10" x 10'8" (3.9m x 3.25m)

Bedroom 3 9'8" x 6'10" (2.95m x 2.08m) Both Max

Bathroom 8'10" x 2.08 (2.7m x 2.08)

Garage 10'8" x 7'2" (3.25m x 2.18m)

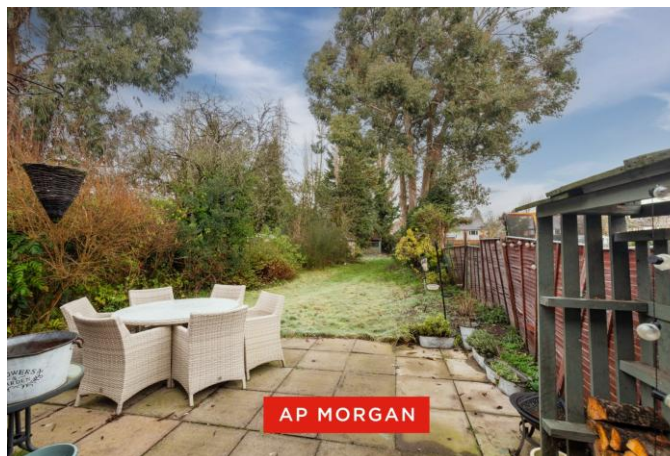
Garden Office 8'1" x 9'4" (2.46m x 2.84m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

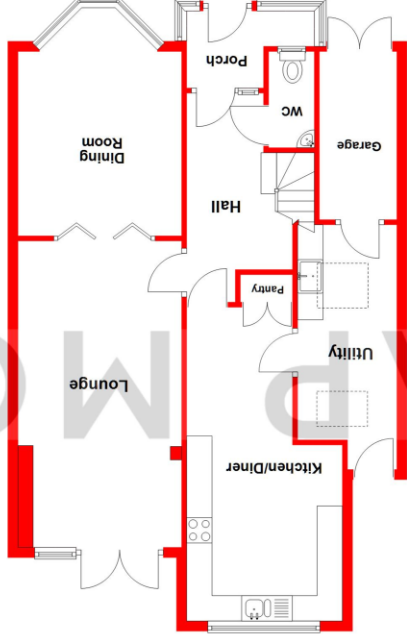
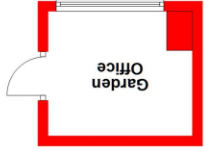
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

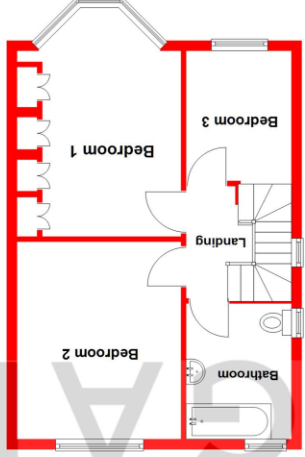
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor
Approx. 87.4 sq. metres (940.6 sq. feet)



Total area: approx. 129.0 sq. metres (1388.9 sq. feet)



First Floor
Approx. 41.6 sq. metres (448.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Plan produced using PlanItUp.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.