

AP MORGAN



Stanbrook Road, Shirley

Offers in the region of £675,000

Features:

- Substantially Extended Four Bedroom Detached Home
- Immaculately Presented Throughout
- Approximately 1,908 Sq. Ft. Of Accommodation
- Stunning Kitchen/Dining Room
- Superb Sunroom with Log Burner
- Separate Family Room and Utility Room
- Principal Bedroom with En-Suite Shower Room
- Large Driveway and Double Garage
- Alderbrook & Tudor Grange Catchment

Description:

Situated in a highly desirable residential area is this immaculately presented and substantially extended four-bedroom detached family home, offering an exceptional amount of living space approaching 1,900 sq. ft.

Thoughtfully improved by the current owners, the property boasts a spacious living room, stunning fitted kitchen/dining room, separate family room and a magnificent sunroom complete with its own log burner, creating the perfect environment for both everyday family life and entertaining on a grand scale.

Approach

The property is set back behind a large private driveway providing ample off-road parking for multiple vehicles and leading to the integral double garage. A covered porch gives access to the welcoming entrance hall.

Accommodation

Once inside, the interior briefly comprises: entrance porch, welcoming hallway, guest WC, useful utility room, spacious living room with bay window, separate family room, and an impressive open-plan kitchen/dining room fitted with a comprehensive range of units and ample space for dining and entertaining. The real centrepiece of the home is the superb sunroom, featuring a charming log burner and bi-fold doors opening onto the rear garden, creating a wonderful indoor-outdoor living experience.

To the first floor, a spacious landing leads to four well-proportioned bedrooms, including a generous principal suite benefitting from fitted wardrobes and a contemporary en-suite shower room. Three further bedrooms are served by a modern family bathroom, making this an ideal layout for growing families.



Outside

Moving outside, the property enjoys a beautifully maintained landscaped rear garden with designated seating and entertainment areas, providing the perfect setting for outdoor dining and family gatherings. The property is conveniently positioned close to local shops, eateries and everyday amenities, whilst also benefiting from excellent transport links and access to highly regarded Solihull catchment schools, Monkspath Primary, Alderbrook & Tudor Grange.

Details:

Porch

Hall

Living Room 16'4" x 11'7" (4.98m x 3.53m)

Kitchen/Dining Room 21' x 14'10" (6.4m x 4.52m)

Family Room 14'1" x 8'9" (4.3m x 2.67m)

Summer Room 15'3" x 11'3" (4.65m x 3.43m)

Utility Room 5'11" x 5'6" (1.8m x 1.68m)

Downstairs WC 5'11" x 4'6" (1.8m x 1.37m)

Landing

Principal Suite 13'3" x 11'7" (4.04m x 3.53m) Both Max

Ensuite Shower Room 12'4" x 6'5" (3.76m x 1.96m)

Bedroom 2 12'1" x 7'10" (3.68m x 2.4m)

Bedroom 3 11'10" x 8'11" (3.6m x 2.72m) Both Max

Bedroom 4 8'9" x 6'9" (2.67m x 2.06m)

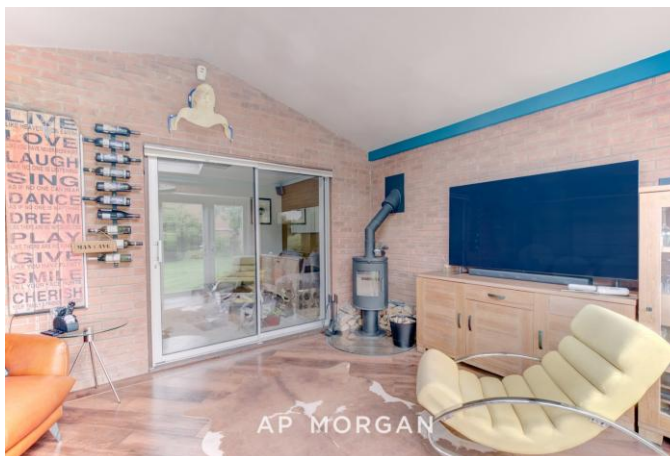
Bathroom 9'2" x 6'6" (2.8m x 1.98m) Both Max

EPC Rating: To be confirmed

Council Tax Band: (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.

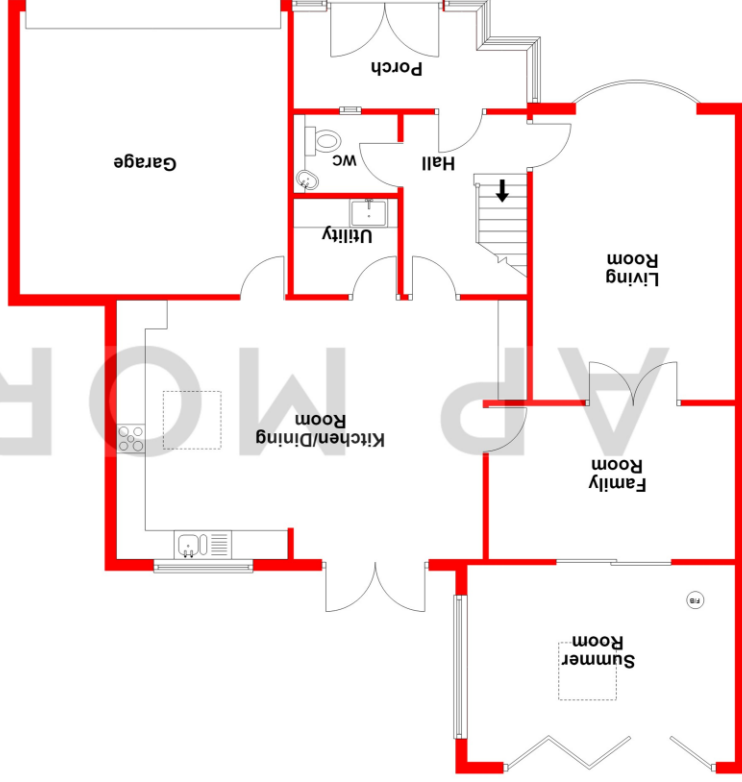
Need a solicitor?

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.

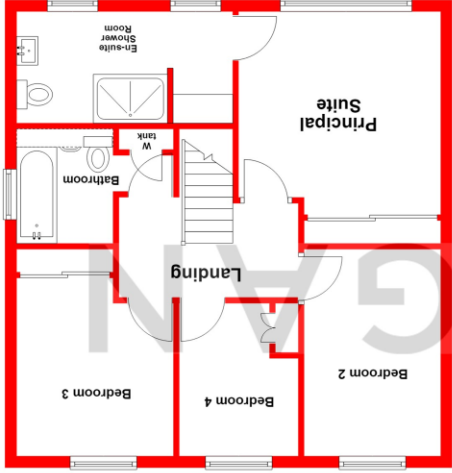
Ground Floor
Approx. 119.9 sq. metres (1291.0 sq. feet)



Total area: approx. 177.3 sq. metres (1908.3 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 Planlup.

First Floor
Approx. 57.3 sq. metres (617.3 sq. feet)



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