

AP MORGAN



Stanbrook Road, Shirley, Solihull
Offers Over £650,000

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:

Guide Price £650,000-£675,000

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)

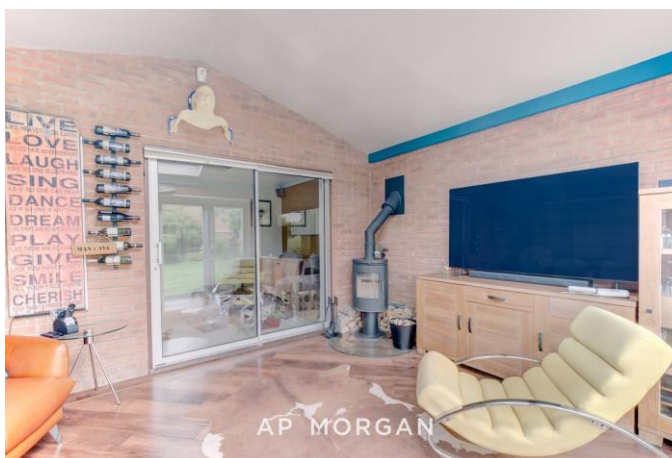
Bathroom 9'2" x 6'6" (2.8m x 1.98m) Both Max

EPC Rating: To be confirmed

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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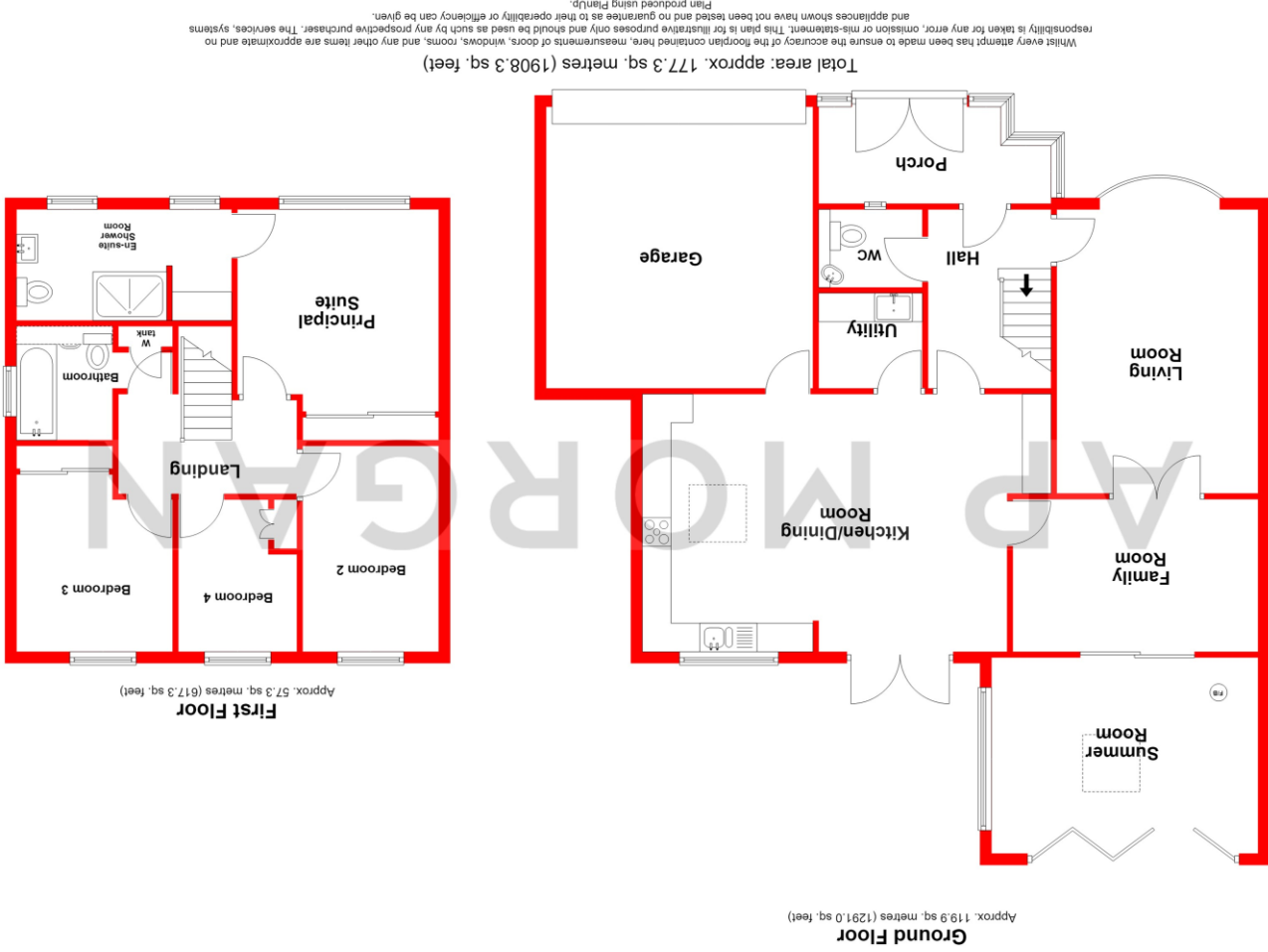
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