

**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.

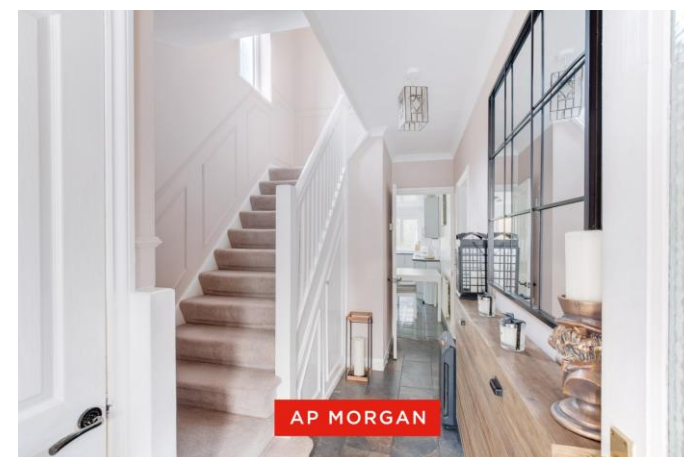
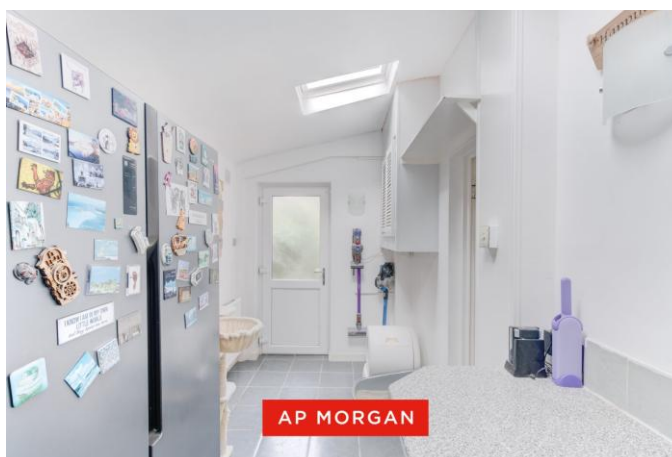
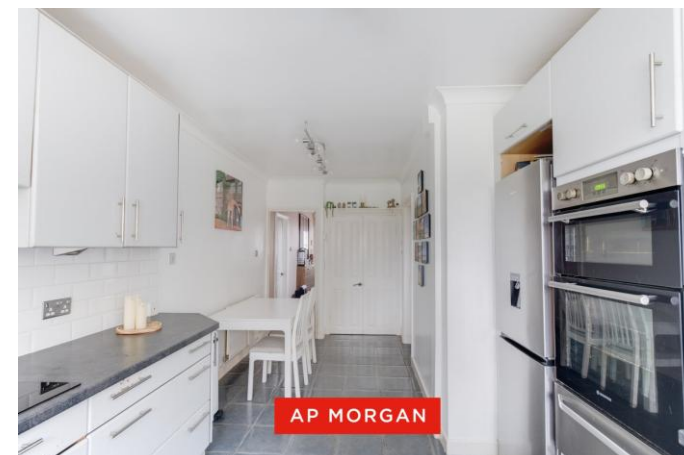
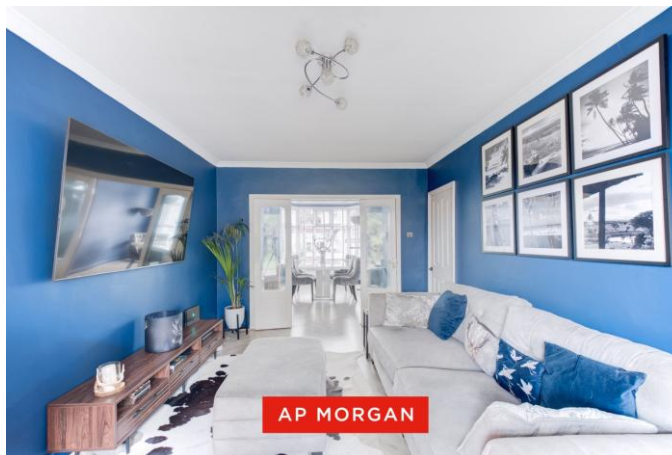
### Accommodation

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)

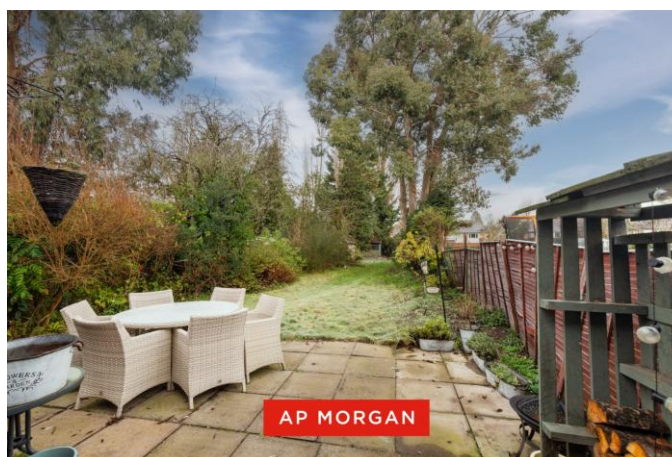
**Garden Office** 8'1" x 9'4" (2.46m x 2.84m)

**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.



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