Bartleys
Estate Agents









64 Stanton Road, Shirley, Solihull B90 2DY

Price Guide £350,000

- Extended Traditional Semi Detached
- Three Bedrooms
- Shower room & Family Bathroom
- Extended Breakfast Kitchen
- No Chain
- Energy Efficiency Rating - D

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64 Stanton Road, Shirley, Solihull B90 2DY

A fantastic opportunity has arisen to acquire a deceptively spacious extended three bedroom semi detached residence that is offered for sale with no chain conveniently located within a few minutes walking distance to excellent schools, shops and local amenities. The accommodation briefly comprises spacious hallway, through lounge/dining room, breakfast kitchen, conservatory, cloakroom/wc, three double bedrooms, shower room & family bathroom, mature rear garden and single garage.

APPROACH
Via a block paved driveway leading to a UPVC double glazed enclosed storm porch entrance to:-



ENTRANCE HALL
Stairs rising to first floor landing, single panel radiator, ceiling light point, doors to cloakroom/WC, kitchen and lounge.

THROUGH LOUNGE DINING ROOM
27' 11" (8.5M) X 10' 6" (3.2M)
Ornamental feature fireplace with coal-effect gas fire, two double panel radiators, two ceiling light points, decorative ceiling roses, UPVC double glazed bay window to the front aspect sliding patio doors to:-



CONSERVATORY
11' 6" (3.5M) X 10' 2" (3.1M)
Ceramic tiled floor, power points, lighting, UPVC double glazed French doors to timber decked patio.

BREAKFAST KITCHEN
16' 5" (5M) X 9' 10" (3M)
A rage of modern oak wall and base units with coordinated rolltop worksurface areas, single drainer sink unit, integrated gas hob, integrated double oven, space for a washing machine ceramic tiling to splash prone areas. Single panel radiator, ceiling light point, spotlights, UPVC double glaze door to the rear garden and door to garage.



FIRST FLOOR LANDING
Two ceiling light points, split-level stairs, loft access, doors to bedroom one, bedroom two, bedroom three, bathroom and shower room.



BEDROOM ONE (FRONT)
14' 1" (4.3M) X 10' 6" (3.2M)
Double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.

BEDROOM TWO (REAR)
13' 5" (4.1M) X 10' 6" (3.2M)
Ceiling light point, single panel radiator, UPVC double glazed bay window to the rear aspect.

BEDROOM THREE EXTENSION DUAL ASPECT
23' 4" (7.1M) X 9' 2" (2.8M)
Two double panel radiators, two ceiling light points, UPVC double glazed windows to the front and rear aspects.

SHOWER ROOM
8' 10" (2.7M) X 7' 10" (2.4M)
Comprising shower cubicle, thermostatic shower and massage jets, extractor fan, wood effect flooring, single panel radiator, obscure UPVC double glazed window to the rear aspect.



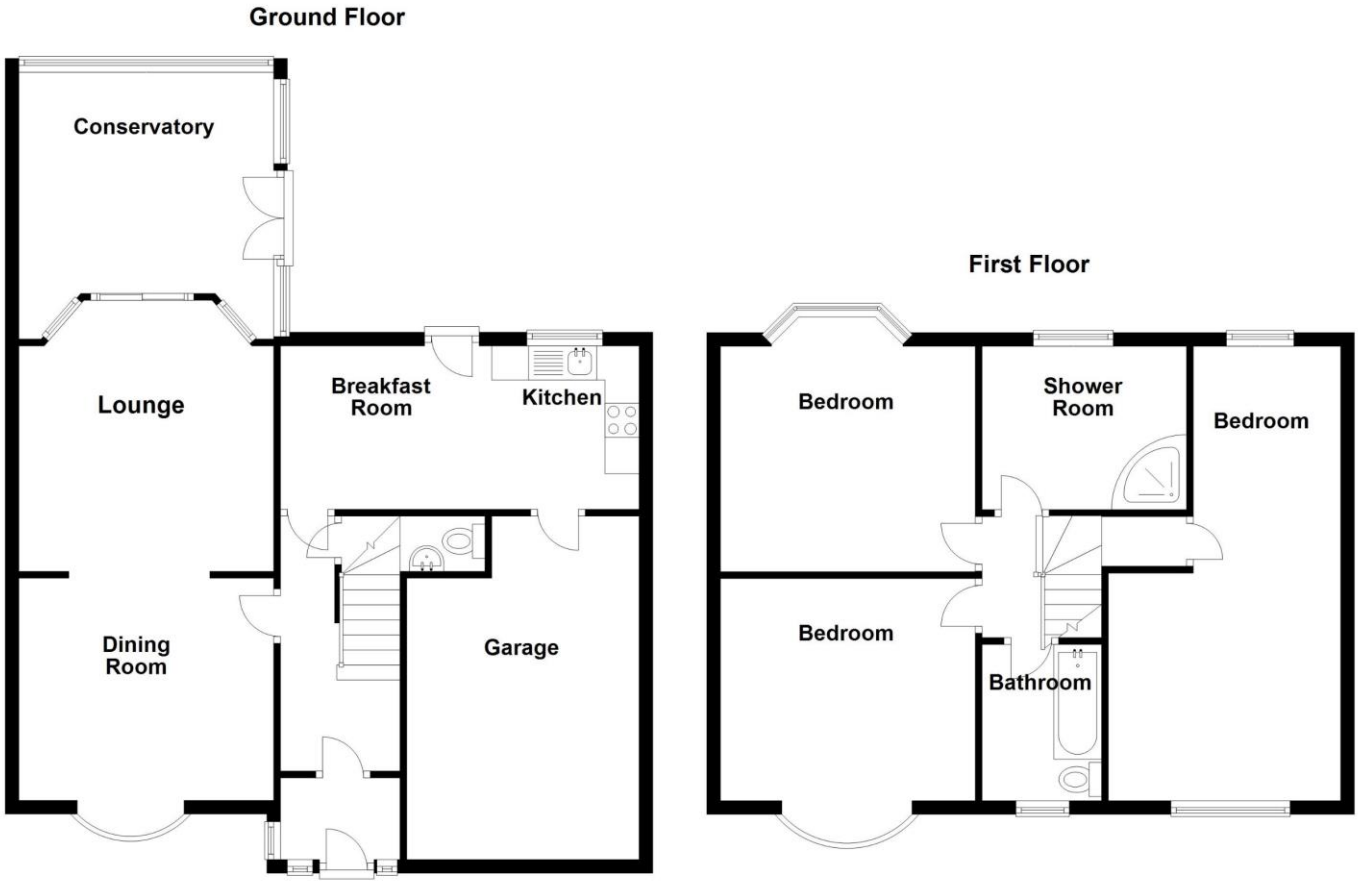
FAMILY BATHROOM
5' 7" (1.7M) X 8' 2" (2.5M)
Modern three-piece suite comprising low-level flush WC, pedestal hand wash basin with vanity cupboard, panel bath with thermostatic shower unit over, ceramic tiles to splash prone areas, wood effect flooring, double panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

GARDEN
A large, west facing garden that is mainly laid to lawn with wood panel fence perimeter, well-stocked borders, timber decked patio.



GARAGE
17' 1" (5.2M) X 9' 2" (2.8M)
Up and over door, power, lighting, wall mounted Baxi combi boiler, wall & base units & sink.

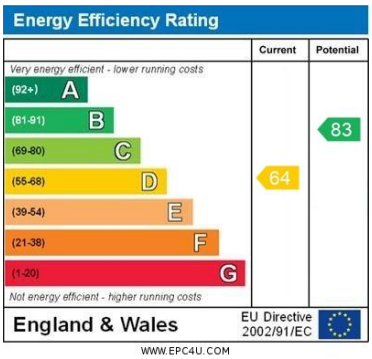
TENURE
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.



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