



Stockley Crescent, Shirley, Solihull

Guide Price £682,500

Hawkins & Patterson
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Stockley Crescent, Shirley, Solihull

A modern detached family home within TUDOR GRANGE school catchment. Built by Redrow Homes and originally the show house benefiting from a larger corner plot and open green to the front. Four/ potential five bedrooms, refitted ensuite and bathroom. Extended kitchen/ diner, utility room, living room, study, converted double garage. Generous driveway, side and rear garden.

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LOCATION - The property is situated in a very convenient location between Shirley and Solihull, within Tudor Grange & St Peters senior school catchment. There are an excellent choice of shopping facilities in Solihull Town centre including Touchwood shopping centre, John Lewis and Waitrose. Local shops are all within walking distance and extend onto the A34 Stratford Road in Shirley along with the Parkgate development and super stores on the retail park on Marshall Lake Road including Next and Marks & Spencers. There is easy road access to the M42, M40, M6, NEC and Birmingham international railway station.

APPROACH - The property stands in a wider than average plot with an open aspect to front looking over a green. There is a large tarmac driveway with parking for numerous vehicles, external lighting, attractive entrance door with arched frosted window surround leading to the;

ENTRANCE HALL - Laminate flooring, radiator, stairs off to first floor, coving to ceiling and doors off to:





GUEST WC - Laminate flooring, radiator, refitted white suite, WC, wall mounted wash basin and mixer tap, vanity drawer beneath, frosted double glazed window to side, extractor and LED downlights.

STUDY/ SNUG - Double glazed bay window to front, radiator and LED downlights.

LIVING ROOM - Laminate flooring, LED down lights, double glazed window overlooking the rear garden, gas living flame fire and marble surround.

KITCHEN / DINING ROOM - Laminate flooring, LED downlights, two double windows to the side and Bi-fold doors to the patio, understairs storage cupboard, radiator, wide range of cream gloss fronted, base, wall and drawer units, worktops over, Rangemaster one and a half sink drainer unit with mixer tap. Flavel range style gas cooker, stainless steel splash back and extractor over, NEFF microwave, plumbing for dishwasher, Samsung american style fridge/ freezer and pantry cupboard surround.



UTILITY ROOM - Plumbing and space for washing machine and tumble dryer, worktops over, tiled splashbacks, wall mounted glowworm central heating boiler, radiator tiled floor, door to side and door to;

CONVERTED DOUBLE GARAGE - Laminate flooring, radiator, double glazed window to front, stud walling with original double garage door the other side, which could easily be removed if someone wanted to change it back into a double garage. To be used as a bedroom building regs would be required.



FIRST FLOOR LANDING - Loft hatch, airing cupboard and hot water cylinder.

BEDROOM ONE - Double glazed bay window to front, radiator, fitted wardrobes with hanging rails and shelving.

REFITTED ENSUITE - Refitted white suite with WC, pedestal wash basin, oversized shower cubicle and thermostatic rain head shower and spray attachment, ceramic tiled walls and flooring, LED downlights, frosted double glazed window to front, shaver point, heated towel rail.

BEDROOM TWO - Double glazed window to front, radiator, LED downlights, fitted wardrobes with sliding doors, hanging rails and shelving.

BEDROOM THREE - Double glazed window to rear, LED downlights and radiator.

BEDROOM FOUR - Double glazed window to rear, radiator, fitted hanging rails and shelving, built in dressing table.

REFITTED FAMILY BATHROOM - Frosted double glazed window to rear, refitted white suite with WC, pedestal wash basin, walkin shower cubicle and thermostatic rain head shower with spray attachment, feature tiled walls and flooring, LED downlights, extractor and heated towel rail.

REAR GARDEN - Enjoying a larger than average garden with lawned areas to side and rear, generous paved patio area, fenced boundaries and Hot tub included in the sale.



7 Stockley Crescent
Approximate Gross Internal Area
1587 sq ft - 147 sq m

