



**Horton  
& Storey**

STOCKLEY CRESCENT, SHIRLEY, SOLIHULL,  
OFFERS IN EXCESS OF £475,000







Horton & Storey are proud to offer the opportunity to



purchase this large modern Four Bedroom Detached family home situated in Shirley, Solihull and it also falls into the catchment area of the popular Tudor Grange Academy. It briefly comprises of a lounge, dining room, kitchen diner, utility room, ground floor W.C, garage, en-suite to master bedroom and a family bathroom. The house benefits from a two car driveway, front garden and a large rear garden. The current owners have occupied the property since it was built making improvements throughout including a modern kitchen which includes integrated appliances such as an oven, dishwasher, fridge freezer and microwave. This house also benefits from having solar panels with the potential to extend the property over the garage (STPP).



The property is approached via a driveway and a path leading to the front door;

**ENTRANCE HALL** Doors leading to guest W.C, lounge and kitchen-diner. Stairs leading to first floor landing.

**GUEST W.C.** Double glazed window, low level w.c, sink and central heating radiator.





**LOUNGE** 16' 5" x 11' 10" (5m x 3.61m) This welcoming lounge benefits from recent cosmetic improvement including new carpet. It has a large double glazed window to the front elevation, a wall mounted radiator, a gas fire with feature fire place and double doors leading into the dining room.

**DINING ROOM** 12' 5" x 9' 10" (3.80m x 3.0m) An inviting family room perfect for all occasions has lots of natural light due to the double glazed sliding patio doors leading directly out onto the rear garden, wall mounted central heating radiator.



**KITCHEN/BREAKFAST ROOM** 14' 7" x 9' 10" (4.46m x 3.01m) This large kitchen is the main feature of the property, it has been recently installed Wrenn Kitchen comprising of quartz stone worktops, modern wall and floor base units, stainless steel inset sink with mixer tap, drainer and a dining area. The kitchen has integrated appliances such as a fridge/freezer, dishwasher, gas hob, oven and microwave. There is a range of lighting available to suit the mood such as LED under lighting and integrated spotlights within the wall units. Double glazed window to the rear elevation, wall mounted central heating radiator, storage cupboard and door leading to the Utility Room.



**UTILITY ROOM** This useful area has an additional sink, plumbing for a washing machine, wall mounted central heating boiler, wall and floor base units, pantry, doors to the garage and rear garden.

**FIRST FLOOR LANDING** Doors leading to the bedrooms, family bathroom, loft access and wall mounted central heating radiator.

**MASTER BEDROOM** 13' 3" x 11' 0" (4.05m x 3.36m) This master bedroom has a range of fitted wardrobes and free standing units, a double glazed window to the front elevation, wall mounted central heating radiator and a door leading to the en-suite shower room.

**ENSUITE SHOWER ROOM** Comprising of a Shower cubicle, pedestal sink with wash hand basin, a low level wc and tiling to splash prone areas. A all mounted chrome heated towel rail and a double glazed window.

**BEDROOM TWO** 10' 4" x 10' 2" (3.17m x 3.10m)







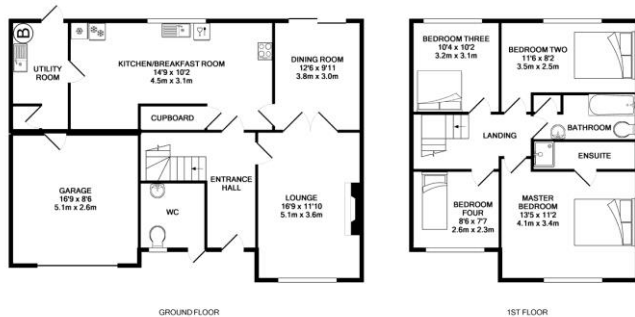
This double bedroom has a set of wardrobes and the space to install fitted wardrobes. A double glazed window facing the rear garden and a wall mounted central heating radiator.

**BEDROOM THREE** 11' 4" x 8' 0" (3.47m x 2.46m) Double bedroom with a range of fitted wardrobes. A double glazed window facing the rear garden and a wall mounted central radiator. Currently the occupier is using space in the bedroom for a study area.

**BEDROOM FOUR** 8' 4" x 7' 6" (2.56m x 2.30m) This room currently houses a set of bunk beds and a set of chester draws. The double glazed window is to the front elevation, a wall mounted radiator.

**REAR GARDEN** The rear garden has undergone landscaping in the past year and consists of a patio area leading to the laid lawn with shrubbed borders and fencing, gated side access leading to the front drive and a bin store area.

**GARAGE** 16' 10" x 8' 6" (5.13m x 2.59m) Integral garage with access to the utility room and door leading to the driveway.



STOCKLEY CRESCENT  
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser, customer and agent acknowledge that they have not been held and no guarantee as to their quantity or efficiency can be given.  
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