



Stanbrook Road, Shirley

Guide Price £599,000

**xact**  
HOMES



## PROPERTY OVERVIEW

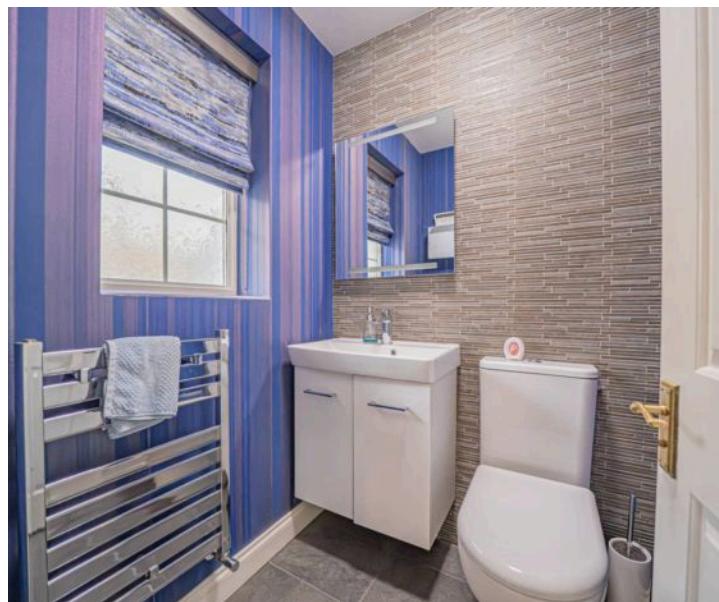
Welcome to this delightful four bedroom detached family home nestled in a quiet cul-de-sac, located in a prime position close to all local amenities and situated within Alderbrook School's catchment area and within walking distance to Monkspath Junior & Infant School.

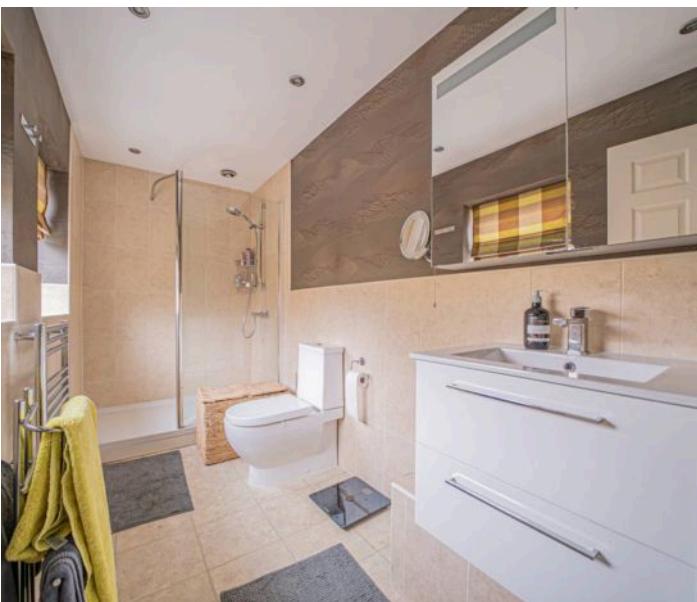
Upon entry, you are greeted by a welcoming hallway, complete with a guest cloakroom and ample built-in storage for all your belongings, with wooden flooring extending throughout the ground floor.

The property boasts a spacious living room flooded with natural light, creating a warm and inviting atmosphere perfect for relaxing or entertaining guests. The large fitted kitchen offers plenty of work surfaces for meal preparation, catering to the needs of even the most discerning home chefs.

Additionally, there is a separate dining room complemented by a conservatory, providing a seamless transition between indoor and outdoor spaces. A practical utility room leads to a home office, ideal for those who work remotely and require a dedicated workspace.

Venturing upstairs, you will find four generously sized bedrooms offering ample space for rest and relaxation. The principal bedroom features an en-suite shower room and plentiful built-in storage, ensuring convenience and comfort for its occupants. Completing the upper level is a family bathroom, designed with modern fixtures and fittings.





Outside, a private rear garden awaits, complete with a patio seating area, perfect for alfresco dining or enjoying the outdoors in a tranquil setting. To the front of the property, a driveway offers parking for multiple vehicles, ensuring convenience for homeowners and guests alike.

Don't miss the opportunity to make this exquisite property your new home. Contact us today to arrange a viewing and experience the perfect combination of style, comfort, and practicality in this wonderful family residence.

#### PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, it encompasses at the heart of the community a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a Doctor's surgery, dentist and Monkspath Primary School for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.

Council Tax band: F

Tenure: Freehold

- Four Bedroom Detached Family Home Set On A Quiet Cul-De-Sac
- Close To All Local Amenities And Situated Within Alderbrook School's Catchment Area & Within Walking Distance To Monkspath Junior & Infant School
- Wooden Flooring Throughout Ground Floor
- Spacious Living Room Flooded With Natural Light
- Large Fitted Kitchen With Dining Room
- Versatile Conservatory
- Practical Utility & Home Office
- Four Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Well Maintained Private Rear Garden



## ENTRANCE HALLWAY

### WC

### LIVING ROOM

16' 8" x 11' 8" (5.08m x 3.55m)

### KITCHEN

19' 3" x 11' 9" (5.88m x 3.59m)

### DINING ROOM

11' 8" x 10' 10" (3.56m x 3.29m)

### CONSERVATORY

9' 7" x 7' 5" (2.91m x 2.27m)

### UTILITY ROOM

16' 2" x 7' 10" (4.93m x 2.40m)

### OFFICE

12' 5" x 7' 7" (3.78m x 2.30m)

### FIRST FLOOR

#### PRINCIPAL BEDROOM

13' 1" x 11' 8" (4.00m x 3.56m)

#### ENSUITE

12' 2" x 4' 11" (3.70m x 1.49m)

#### BEDROOM TWO

11' 1" x 8' 1" (3.38m x 2.46m)

#### BEDROOM THREE

9' 3" x 8' 6" (2.81m x 2.59m)

#### BEDROOM FOUR

8' 1" x 6' 7" (2.46m x 2.00m)

### BATHROOM

8' 7" x 6' 8" (2.61m x 2.04m)

### TOTAL SQUARE FOOTAGE

145.0 sq.m (1566 sq.ft) approx.



## OUTSIDE THE PROPERTY

### DRIVEWAY PARKING

### GARDEN

### PATIO SEATING AREA

### ITEMS INCLUDED IN THE SALE

Free-standing cooker, kitchen extractor, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in all four bedrooms, CCTV, garden shed and greenhouse.

### ADDITIONAL INFORMATION

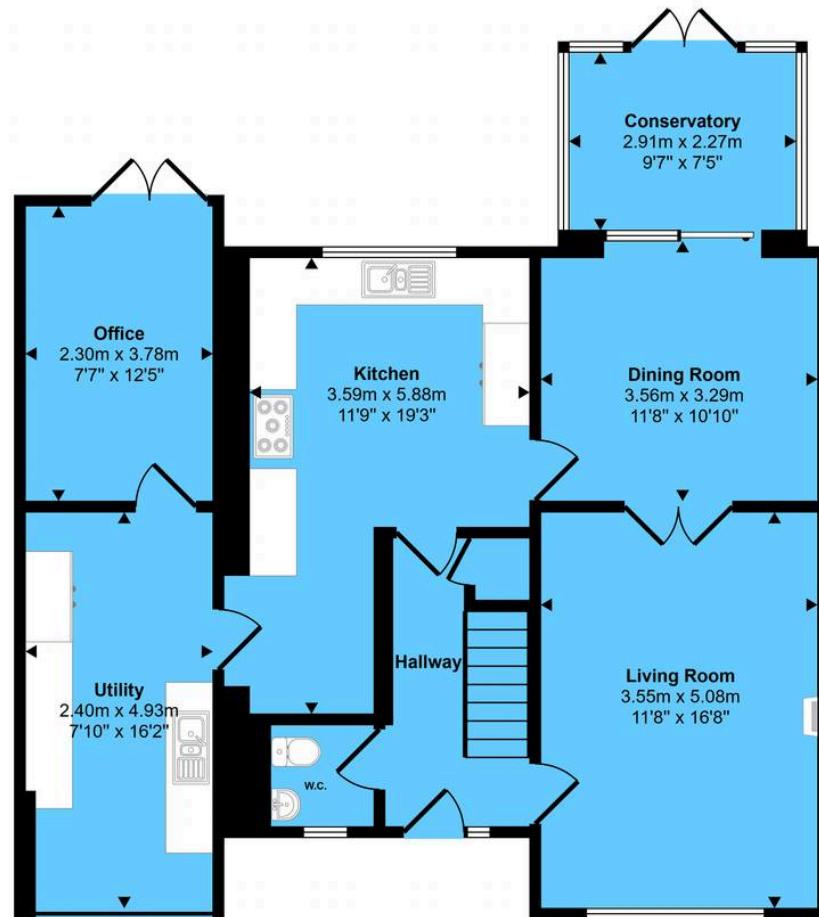
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

### INFORMATION FOR POTENTIAL BUYERS

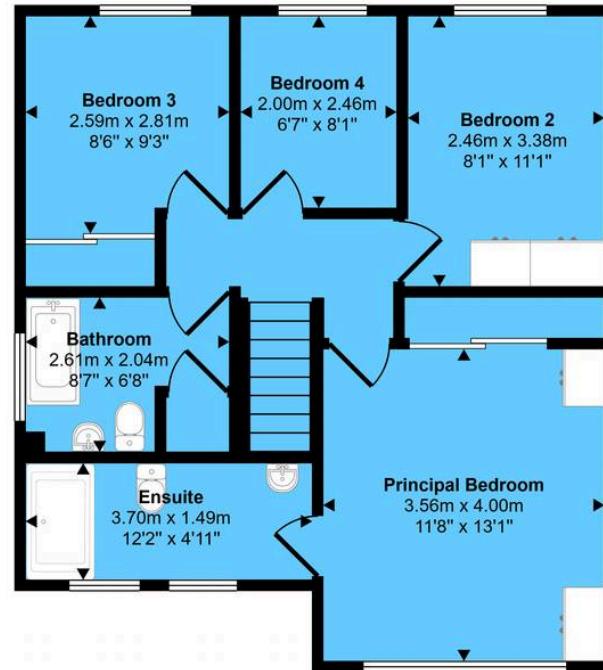
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
145 sq m / 1566 sq ft



Ground Floor  
Approx 88 sq m / 951 sq ft



First Floor  
Approx 57 sq m / 615 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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