



Stratford Road, Shirley, B90 4BG

£300,000

- A Semi-Detached Property
- Three Bedrooms
- Lounge with Feature Fireplace
- Modern Breakfast Kitchen
- Conservatory/Dining Area
- Bathroom with Four Piece Suite
- Off Road Parking
- Garage to Rear
- Good Size Rear Garden
- Occupying a Plot of Approximately 580sq yards



SCAN TO VIEW  
VIRTUAL TOUR



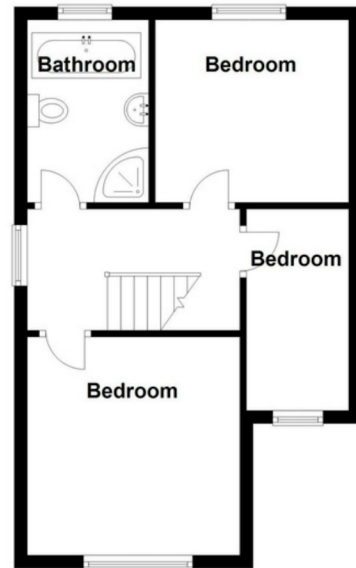
- Lounge to Front - 3.99m x 3.18m (13'1" x 10'5")
- Breakfast Kitchen to rear - 4.6m x 3.89m (15'1" x 12'9")
- Conservatory to rear - 5.18m x 2.9m (17'0" x 9'6")
- Bedroom One to Front - 3.1m x 3.58m (10'2" x 11'9")
- Bedroom Two to Rear - 3m x 2.9m (9'10" x 9'6")
- Bedroom Three to Front - 3m x 1.57m (9'10" x 5'2")
- Family Bathroom to rear - 3m x 1.78m (9'10" x 5'10")

A surprisingly spacious semi-detached property occupying an impressively large plot with extended accommodation comprising in brief of entrance porch, reception hall, lounge, modern dining kitchen, conservatory, three bedrooms, bathroom with a four piece suite, driveway providing off-road parking, garden and a rear garage with a further garden area beyond.

**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	82
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX BAND: Band A  
 EPC Rating: D  
 Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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