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Stapenhall Road, Shirley, Solihull, B90 4XX

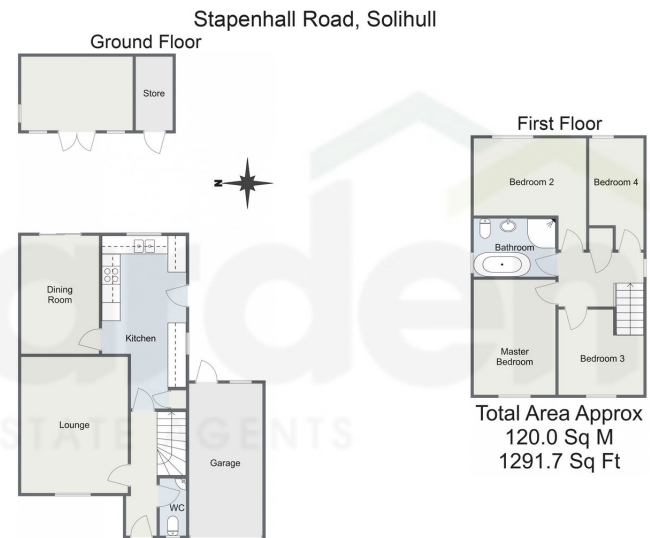
£490,000

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- No Upward Chain
- Modern Family Bathroom & Guest WC
- Dining Room
- Garage & Off Road Parking
- Desirable Location
- Four Bedrooms
- Lounge
- Kitchen
- Landscaped Rear Garden
- Planning Permission Approved For Single Storey Extension To Side And Rear, Garage Conversion And New Hardstanding To Driveway. Solar Panels To Be Installed To Front And Rear Roof - PL/





For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

A beautiful and particularly well presented four bedroom detached property offered with spacious accommodation to include, lounge, dining room, kitchen, modern family bathroom and guest WC, garage with off road parking, landscaped rear garden and situated in the desirable location of Shirley, Solihull.

30042024_09:37 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact us](#)

Energy performance certificate (EPC)

1, Stapenhall Road Shirley B37 7YU West Midlands	Energy rating C	Issue date 24 November 2024
Property type Detached house	Current number	Confirmation number 906-285-789-8325-1548
Total floor area 96 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the minimum and maximum EPC energy ratings you can let a property.](#)

Energy rating and score

The property's energy rating is C. It has the potential to be B.

[Click here to view the property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/30042024-2850-7890-8325-1548>

For more information on this house or to arrange a viewing please call the office on:
0121 745 5888

Alternatively, you can scan the QR to view all of the details of this property online.

