



smarthomes

Colebrook Road

Shirley, Solihull, B90 2JZ

- A Well Proportioned Semi Detached Property
- Three Bedrooms & Two Reception Rooms
- In Need Of Modernisation & No Upward Chain
- Potential To Extend Subject To Planning Permission

£275,000

EPC Rating 'TBC'





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is set back from the road behind a lawned fore garden and tarmac driveway providing off road parking extending to garage door and glazed door leading into

Enclosed Porch

With original stained glass window and hardwood door leading through to

Entrance Hall

With ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to



Reception Room One to Front

11' 4" x 9' 11" plus bay (3.45m x 3.02m) With double glazed bay window to front elevation, ceiling light point, radiator, fireplace housing electric fire and picture rail

Reception Room Two to Rear

13' 1" x 10' 6" (3.99m x 3.2m) With double glazed French doors leading out to the rear garden, ceiling light point, coving to ceiling, radiator and fireplace with marble effect hearth and wooden mantle



Kitchen to Rear

10' 5" x 5' 0" (3.18m x 1.52m) With wall and base units, worksurfaces, sink and drainer unit, tiling to splashback areas, space and point for electric cooker, extractor hood, space and plumbing for dishwasher, double glazed window to rear, window to side and door leading into

Utility Room

6' 10" max x 10' 9" max (2.08m x 3.28m) With strip lighting, door to garage, space and plumbing for washing machine, cold water feed and double glazed door to garden

Guest WC

With low flush WC, wall mounted wash hand basin and ceiling light point



Accommodation on the First Floor

Landing

With access to loft space, obscure double glazed window, ceiling light point and doors leading off to

Bedroom One to Front

11' 4" max x 12' 4" into bay (3.45m x 3.76m) With double glazed bay window to front elevation, radiator, picture rail and ceiling light point



Bedroom Two to Rear

10' 9" x 9' 8" (3.28m x 2.95m) With double glazed window to rear elevation, radiator, fitted wardrobes and ceiling light point

Bedroom Three to Front

9' 9" x 6' 1" (2.97m x 1.85m) With double glazed window to front elevation, radiator and ceiling light point

Bathroom to Rear

Being fitted with a panelled bath with shower over, pedestal wash hand basin, tiling to walls, obscure double glazed window to rear elevation and ceiling light point

Separate WC

With low flush WC, obscure double glazed window to side and ceiling light point

Good Size Rear Garden

Being mainly laid to lawn with shrub borders, small patio area and fencing to boundaries

Garage

With up and over garage door to driveway, strip lighting and courtesy door to rear

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

