



smarthomes

## Colebrook Road

Shirley, Solihull, B90 2LD

- A Beautifully Presented & Extended Semi Detached Family Home
- Three Double Bedrooms
- Impressive Extended & Re-Fitted Family Dining Kitchen
- Re-Fitted Family Bathroom

**£340,000**

EPC Rating '66'





## 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 gravel driveway providing off road parking extending to garage doors and UPVC double glazed double doors leading into

**Enclosed Porch**

With tiled flooring and obscure glazed door leading through to

**Entrance Hall**

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



**Guest WC**

With low flush WC, wall mounted wash hand basin, tiling to walls and floor, obscure glazed window and ceiling light point

**Lounge to Front**

13' 2" into bay x 10' 3" (4.01m x 3.12m) With double glazed bay window to front elevation, spot lights to ceiling, radiator, feature herringbone flooring and part glazed double doors leading through to

**Impressive Extended & Re-fitted Open Plan Family Dining Kitchen to Rear**

21' 8" max x 16' 9" max (6.6m x 5.11m) Being re-fitted with a comprehensive range of modern wall, drawer and base units incorporating pan drawers and larder units, complementary Quartz work surfaces with matching upstands and splashback, inset sink with mixer tap, four ring hob with extractor canopy over, inset electric oven and microwave oven, space for American style fridge freezer, integrated dishwasher, breakfast bar area, double glazed window to rear elevation, double glazed French doors leading out to the rear garden, radiator, spot lights to ceiling, feature herringbone flooring and door to garage



**Accommodation on the First Floor**

**Landing**

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

**Bedroom One to Front**

13' 9" into bay x 10' 3" (4.19m x 3.12m) With double glazed bay window to front elevation, radiator and ceiling light point





**Bedroom Two to Rear**

12' 1" x 10' 7" (3.68m x 3.23m) With double glazed window to rear elevation, radiator and ceiling light point

**Bedroom Three to Rear**

9' 6" x 8' 10" (2.9m x 2.69m) With double glazed window to rear elevation, radiator and ceiling light point

**Re-Fitted Family Bathroom to Front**

Being re-fitted with a modern three piece white suite comprising p-shaped panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to front, complementary tiling to walls and floor, spot lights to ceiling and radiator



**Pleasant Rear Garden**

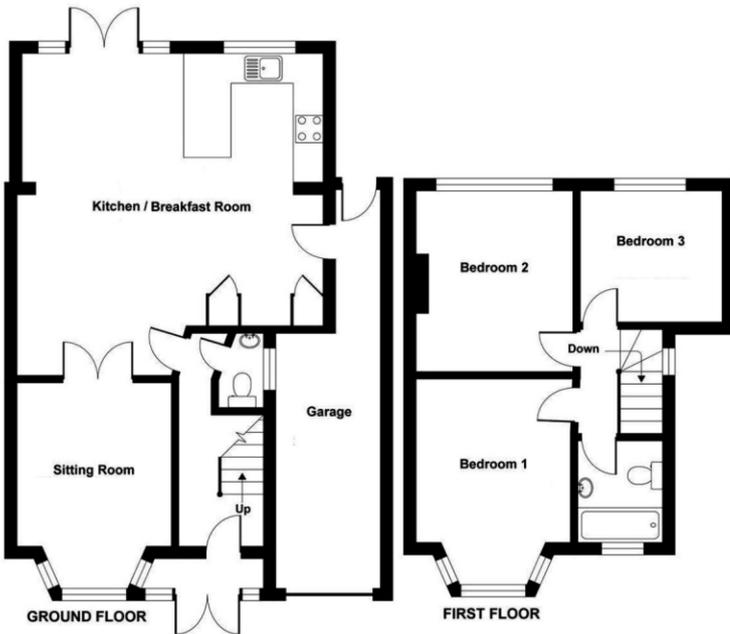
Being mainly laid to lawn with paved patio, stone chipping borders and fencing to boundaries

**Garage**

With garage doors to driveway, door to kitchen, power and lighting

**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 vendor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements