



smarthomes

## Colebrook Road

Shirley, Solihull, B90 1AY

- An Extended Semi-Detached Property
- Three Bedrooms & Loft Room
- Modern Extended Kitchen
- Open Plan Lounge

**£335,000**

EPC Rating - 60

Current Council Tax Band - C





## 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 tarmac driveway providing off road parking extending to UPVC double glazed door leading into

#### **Enclosed Porch**

With tiled flooring, ceiling light point and a hardwood door leading to

#### **Open Plan Lounge to Front**

17' 9" x 12' (5.41m x 3.66m) With UPVC double glazed bay window to front elevation, wall mounted radiator, laminate flooring, ceiling light points, stairs rising to first floor and door to



#### **Reception Room Two to Rear**

13' 2" x 11' 1" (4.01m x 3.38m) With UPVC double glazed door and windows leading to rear garden, wall mounted radiator and ceiling light point

#### **Modern Extended Kitchen to Rear**

13' 2" x 10' (4.01m x 3.05m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for dishwasher, breakfast bar, tiling to splash back areas and floor, radiator, ceiling spot lights, two double glazed windows to the rear aspect, double glazed door to garden and door to garage



#### **Landing**

With ceiling light point, obscure double glazed window to side, stairs rising to loft room and doors leading off to

#### **Bedroom One to Front**

12' 1" x 8' 11" (3.68m x 2.72m) With double glazed bay window to front elevation, radiator, ceiling light point and wall to wall fitted wardrobes with matching drawers and vanity table

#### **Bedroom Two to Rear**

9' 11" x 9' 11" (3.02m x 3.02m) With double glazed window to rear elevation, radiator, ceiling light point and built in double wardrobe

#### **Bedroom Three to Rear**

10' x 6' 3" (3.05m x 1.91m) With double glazed window to rear elevation, radiator and ceiling light point





### Family Bathroom to Front

Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the front elevation

### Loft Room

26' 2" x 12' (8m x 3.66m) With some restricted head height, Velux roof windows and ceiling light point



### Rear Garden

Being mainly laid to lawn with a two tier paved patio, timber storage shed and panelled fencing to boundaries

### Garage

Located at the side of the property with side hung doors to property frontage, ceiling light point and courtesy door to kitchen

### 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. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.