



smarthomes

Northbrook Road

Shirley, Solihull, B90 3NP

- A Well Presented Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms, Breakfast Kitchen & Conservatory
- South Facing Rear Garden Backing on to Palmers Rough

£575,000

EPC Rating D

Current Council Tax Band F





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 block paved driveway providing generous off road parking extending to gated side access to rear garden, up and over garage door and UPVC double glazed sliding door leading into



Enclosed Porch

With double glazed window, stripped timber effect flooring and glazed door leading through to

Spacious Entrance Hall

With ceiling light point, radiator, coving to ceiling, stripped timber effect flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Reception Room One to Front

11' 11" x 12' 0" (3.63m x 3.66m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling and double doors leading through to

Reception Room Two to Rear

16' 3" x 12' 2" (4.95m x 3.71m) With ceiling light point, radiator, coving to ceiling, polished stone fire surround with gas fire and double folding doors leading in to

Conservatory

With double glazed windows, polycarbonate roof, ceiling light with fan, laminate flooring, radiator and double glazed door leading out to the South Facing rear garden

Breakfast Kitchen to Rear

11' 11" max x 15' 6" max (3.63m x 4.72m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets and display shelving with complementary work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level double New World oven and grill, space and plumbing for dishwasher, under-cupboard lighting, walk-in pantry, radiator, ceiling light points, coving to ceiling, tiled effect flooring, double glazed window to rear, double glazed French doors leading out to the rear garden and part obscure glazed door to

Utility

6' 2" x 7' 5" (1.88m x 2.26m) With space and plumbing for washing machine, suspended ceiling with down-lighters, double glazed window and door to side, door to garage and door leading into

Guest WC

With vanity sink, low flush WC, tiled effect flooring, ceiling light point and radiator

Accommodation on the First Floor

Landing

With, ceiling light point, access to loft space with loft ladder and doors leading off to

Bedroom One to Rear

16' 3" x 12' 3" (4.95m x 3.73m) With double glazed window to rear elevation providing superb open views over Palmers Rough, radiator, ceiling light point, coving to ceiling, vanity sink with light and a range of fitted wardrobes

Bedroom Two to Front

11' 11" x 11' 11" (3.63m x 3.63m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling and vanity sink with tiling to splashback





Bedroom Three to Front

9' 6" x 7' 5" (2.9m x 2.26m) With two double glazed windows to front elevation, radiator, coving to ceiling, laminate flooring and ceiling light point

Bedroom Four to Rear

12' 0" x 8' 5" (3.66m x 2.57m) With double glazed window to rear elevation, radiator, ceiling light point, coving to ceiling, laminate flooring, walk-in wardrobe and door leading into

En-Suite WC

With low flush WC, vanity sink, additional storage to eaves, radiator, ceiling light point and obscure double glazed window

Modern Family Bathroom to Front

Being fitted with a vanity sink with cupboards beneath and a panelled bath with thermostatic rainfall shower over, additional handheld shower attachment, glazed screen and aqua panelling, obscure double glazed window to front, tiling to walls and floor, ladder style radiator and spot lights to ceiling

Separate WC

With tiled flooring, WC with enclosed cistern, radiator, ceiling light point and obscure double glazed window

South Facing Rear Garden

Having open views to side and rear of Palmers Rough and being mainly laid to lawn with paved patio, mature shrubbery borders, mature trees and fencing to boundaries

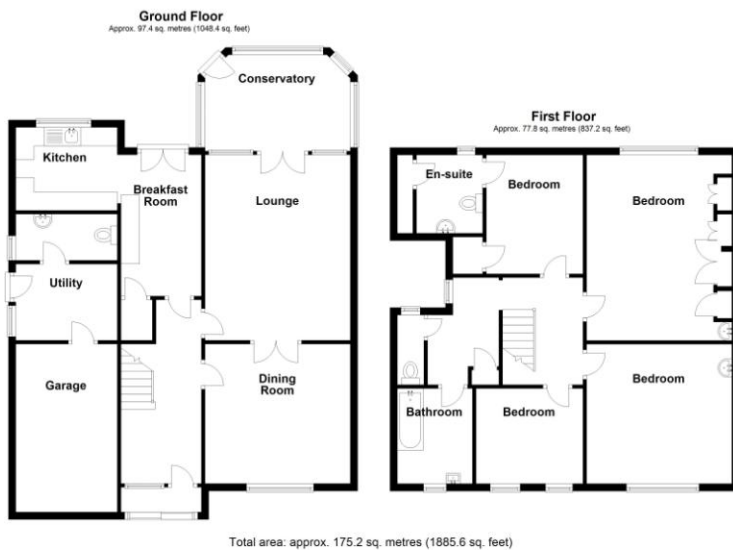


Garage Tenure

15' 9" x 8' 2" (4.8m x 2.49m) Offering the potential for conversion subject to planning permission with up and over garage door to driveway and wall mounted Worcester boiler

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. Current council tax band – F.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	81	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.