



smarthomes

Colebrook Road

Shirley, Solihull, B90 2LD

- A Semi Detached Property In Need Of Modernisation
- Three Bedrooms
- Garage To Rear
- No Upward Chain

£290,000

EPC Rating 56

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 lawned fore garden and paved driveway providing off road parking extending to obscure glazed door to side passage and canopy porch with obscure double glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, useful cloaks cupboard, stairs leading to the first floor accommodation with under-stairs storage cupboard, obscure double glazed window to side passage and doors leading off to



Through Lounge Diner

29' 2" x 10' 2" (8.9m x 3.1m) With double glazed bay window to front elevation, double glazed sliding patio doors leading out to the rear garden, two radiators, two ceiling light points and coving to ceiling

Kitchen to Rear

10' 2" x 6' 2" (3.1m x 1.9m) With wall and base units, sink unit, laminate work surfaces, space for cooker and fridge freezer, double glazed window to rear elevation, ceiling light point, radiator, tiling to half height, wall mounted Potterton boiler and obscure double glazed door leading to side passage



Side Passage

With obscure glazed door to driveway, ceiling light point and wooden door to rear garden

Accommodation on the First Floor

Landing

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

Bedroom One to Front

15' 8" into bay x 10' 5" (4.8m x 3.2m) With double glazed bay window to front elevation, radiator, picture rail and ceiling light point

Bedroom Two to Rear

13' 1" x 10' 2" (4.0m x 3.1m) With double glazed window to rear elevation, radiator, ceiling light point, fitted vanity area and built-in cupboards





Bedroom Three to Front

9' 6" x 5' 10" (2.9m x 1.8m) With double glazed window to front elevation, radiator and ceiling light point

Separate WC

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

Bathroom to Rear

5' 10" x 5' 6" (1.8m x 1.7m) With panelled bath, wall mounted sink, tiling to half height, ceiling light point, radiator airing cupboard and obscure double glazed window to rear



Rear Garden

Being mainly laid to lawn with fencing to boundaries, paved patio, paved pathway, out-buildings providing storage, timber potting shed, paved terrace to rear and door to garage

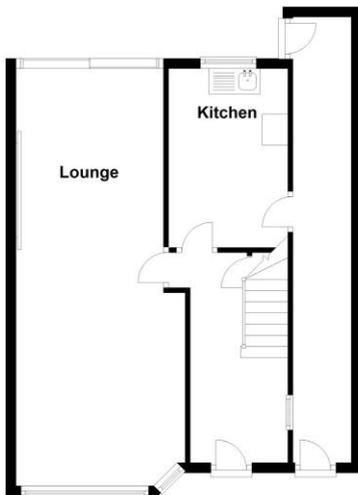
Garage to Rear

With door to garden, window and being accessed via rear service road

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 – C.

Ground Floor
Approx. 53.4 sq. metres (574.8 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 96.0 sq. metres (1033.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	56	
(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.