



smarthomes



- An Extended Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Breakfast Kitchen

Colebrook Croft, Shirley, Solihull, B90 2JD

Offers Over £435,000

A well presented & extended detached family home in a quiet cul-de-sac location benefitting from no upward chain, two reception rooms, four bedrooms, breakfast kitchen, study/boot room, four piece family bathroom, ground floor shower room and good size Westerly facing rear garden with superb newly built home office. EPC Rating – 55. Council Tax Band - D



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 off road parking extending to exterior lighting and UPVC double glazed double doors leading into

Enclosed Porch

With ceiling light point, flagstone flooring and obscure double glazed composite front door leading through to



Entrance Hallway

With ceiling light point, obscure double glazed window to front, radiator, engineered oak flooring, stairs leading to the first floor accommodation and opening to study/boot room with lighting, engineered oak flooring, obscure double glazed window to front and cupboard housing boiler



Dining Room to Front

13' 1" into bay x 10' 9" (3.99m x 3.28m)
With ceiling light point, coving to ceiling, engineered oak flooring, radiator and double glazed bay window to front elevation

Extended Lounge to Rear

19' 2" x 9' 11" (5.84m x 3.02m) With double glazed French doors leading out to the westerly facing rear garden, engineered oak flooring, ceiling light point, wall lighting and two radiators

Extended Breakfast Kitchen to Rear

15' 6" x 12' 2" (4.72m x 3.71m) Being fitted with a range of wall, drawer and base units incorporating wine rack, laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset Stoves oven and grill, inset dishwasher, space and plumbing for washing machine and tumble dryer, space for American style fridge freezer, breakfast bar area, double glazed window to rear elevation, UPVC obscure double glazed door to side, radiator, tiled flooring and spot lights to ceiling

Ground Floor Shower Room

Being fitted with a three piece white suite comprising low flush WC, wall mounted wash hand basin and shower enclosure with thermostatic shower, spot lights to ceiling, tiling to water prone areas and floor, extractor, obscure double glazed window to side and useful under-stairs storage area

Landing

With ceiling light point, obscure double glazed window to side, hatch to partially boarded loft space with pull down ladder and lighting and doors radiating off to

Extended Bedroom One to Rear

18' 0" x 8' 10" (5.5m x 2.7m) With double glazed window to rear elevation, radiator and ceiling light points

Bedroom Two to Front

12' 9" into bay x 8' 10" (3.9m x 2.7m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

11' 9" x 7' 6" (3.6m x 2.3m) With double glazed window to rear elevation, radiator and ceiling spot lights

Bedroom Four to Front

8' 10" x 5' 10" (2.7m x 1.8m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Side

8' 10" x 6' 10" (2.7m x 2.1m) Being fitted with a three piece white suite comprising panelled bath with telephone effect mixer tap and shower attachment, low flush WC and vanity wash hand basin, obscure double glazed window to side, extractor, tiling to water prone areas, ladder style radiator and spot lights to ceiling

Good Size Westerly Facing Rear Garden

Being mainly laid to lawn with porcelain tiled patio area, fencing to boundaries, a variety of mature shrubs and bushes, external lighting, external power points, feature pond, cold water tap, stepping stone pathway and timber decked area with pergola providing seating area and access to

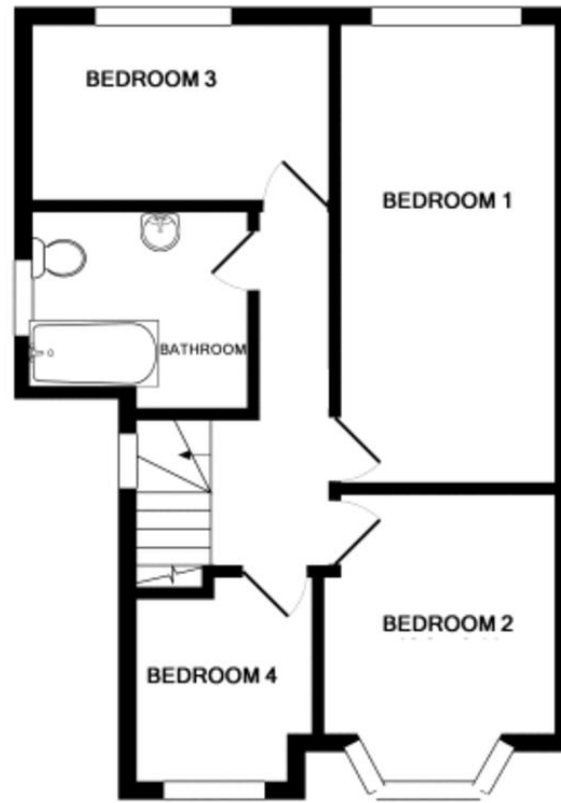
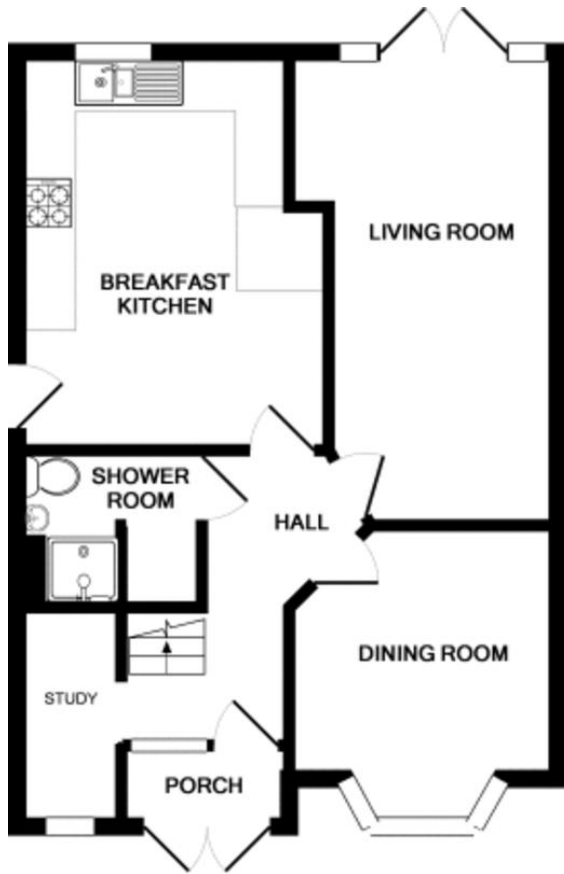
Superb Recently Built Home Office

18' 8" x 12' 9" (5.7m x 3.9m) A newly built home office with electric, two double glazed windows, UPVC obscure double glazed door to garden, wall panelling, ceiling light point and oak door to spacious storage area

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. Council tax band D.





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