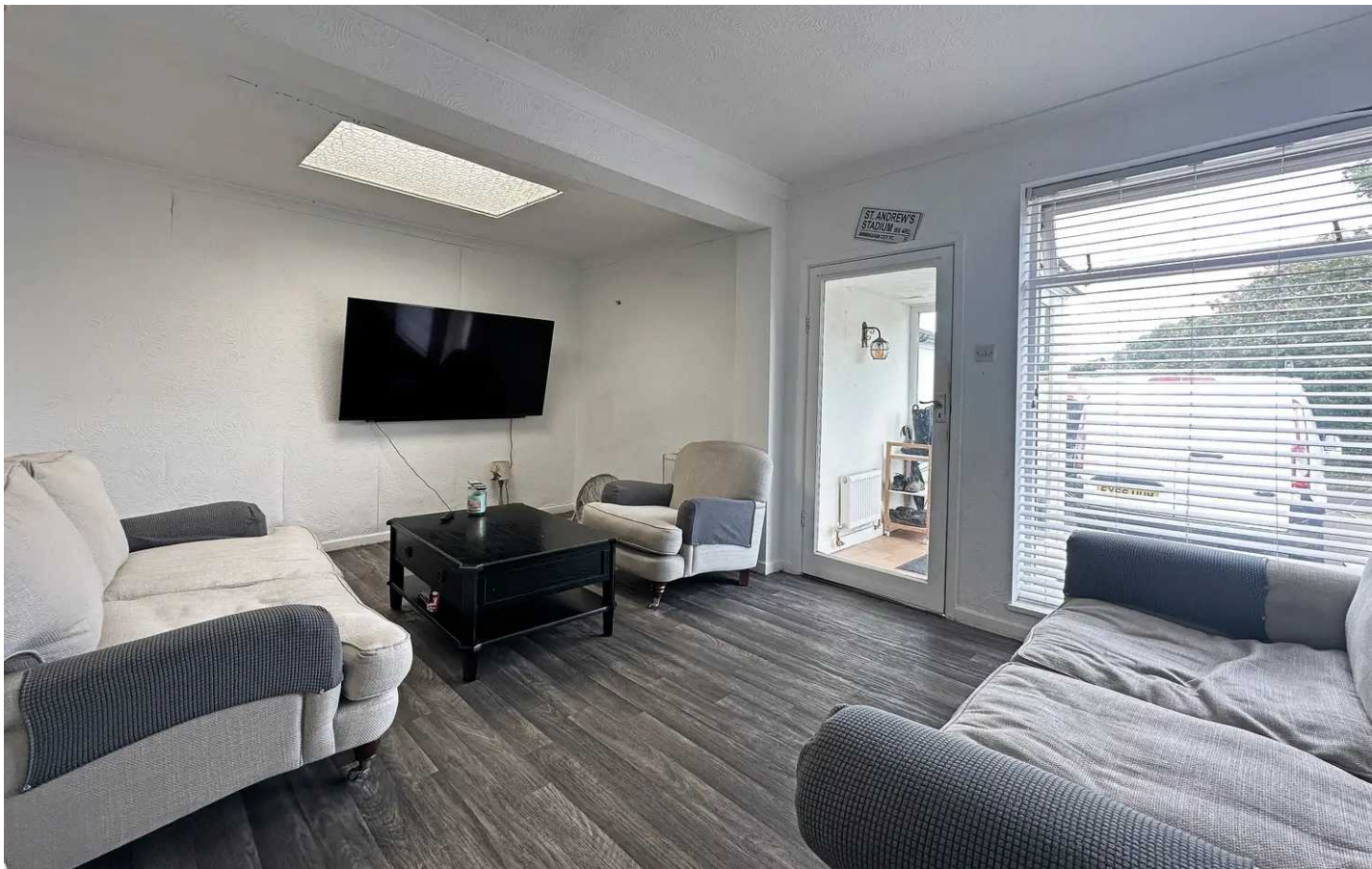




Peterbrook Road, Shirley

Guide Price £395,000





PROPERTY OVERVIEW

A fantastic opportunity to purchase this two bedroom detached bungalow in need of modernisation or has recently had planning permission to demolish the existing bungalow and garage and replace with a dormer bungalow with detached garage to the front. This property is situated on a generous size plot with ample parking to the front and currently briefly comprises of: entrance hall, lounge, dining room, kitchen, utility/veranda, two double bedrooms, bathroom, garage and rear garden.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford Upon Avon.





Council Tax band: E

Tenure: Freehold

- Two Bedroom Detached Bungalow
- In Need Of Modernisation
- Planning Permission For Replacement Dormer Bungalow
- Two Reception Rooms
- Kitchen
- Conservatory
- Garage
- Garden
- Open Views To The Front

ENCLOSED PORCH

ENTRANCE HALL

LIVING ROOM

16' 1" x 10' 10" (4.90m x 3.30m)

DINING ROOM

15' 9" x 8' 10" (4.80m x 2.70m)

KITCHEN

12' 10" x 9' 10" (3.90m x 3.00m)

UTILITY/VERNADA

12' 2" x 4' 7" (3.70m x 1.40m)

FIRST FLOOR

BEDROOM ONE

15' 1" x 11' 10" (4.60m x 3.60m)

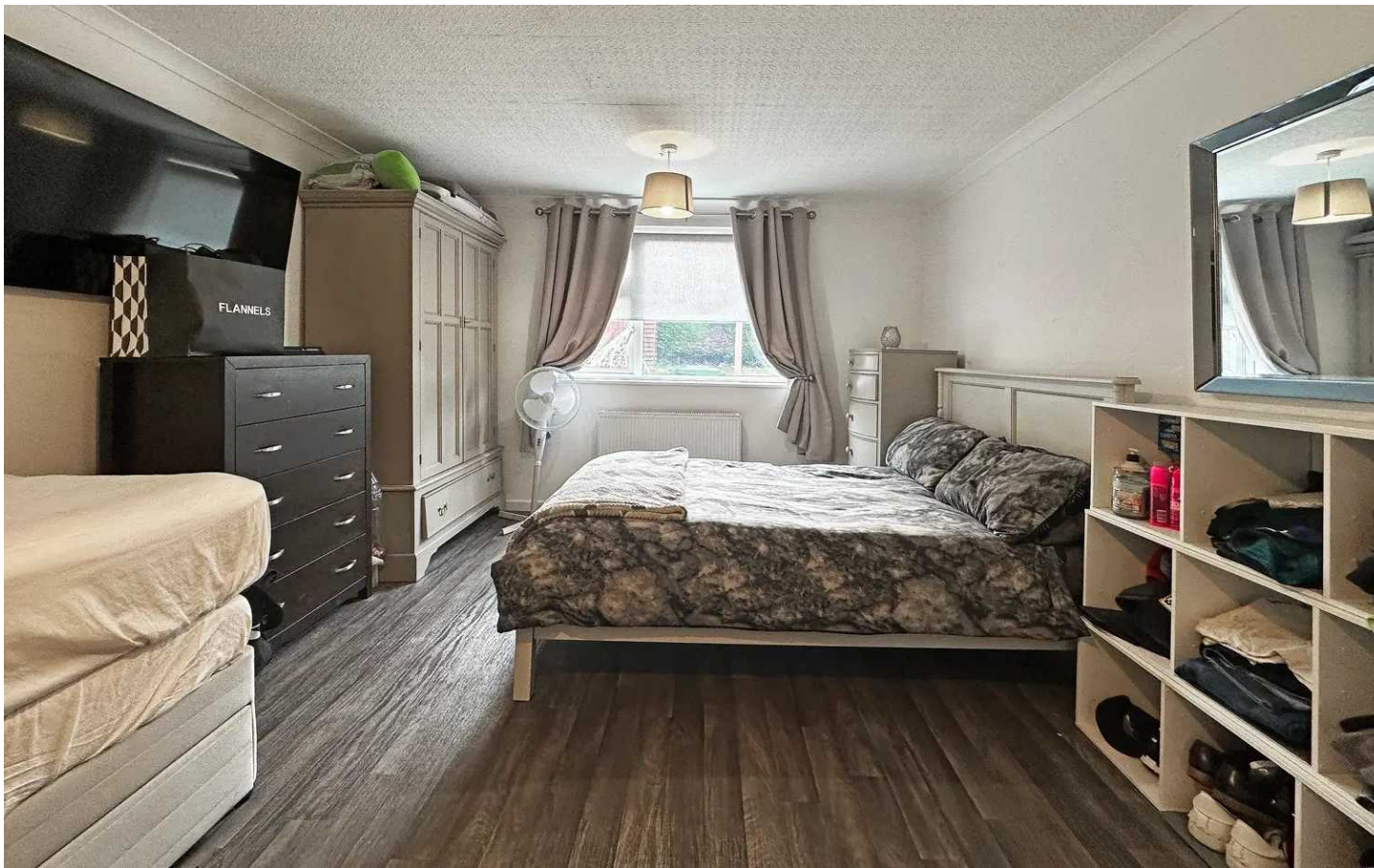
BEDROOM TWO

13' 5" x 8' 10" (4.10m x 2.70m)

BATHROOM

8' 2" x 5' 3" (2.50m x 1.60m)





ENCLOSED PORCH

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OUTSIDE THE PROPERTY

SOUTH EAST FACING GARDEN

GARAGE

TOTAL SQUARE FOOTAGE

104.8 sq.m (1128 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

Services: mains gas, electricity and mains sewers.

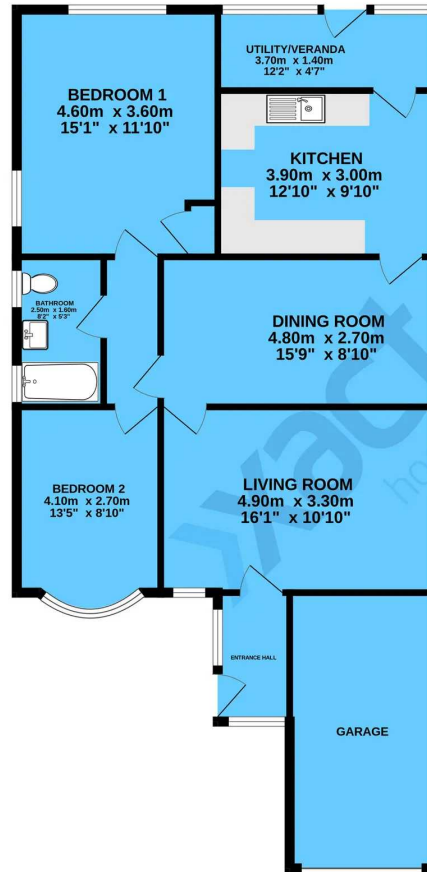
Broadband: Vodafone.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.

Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

GROUND FLOOR
104.8 sq.m. (1128 sq.ft.) approx.



TOTAL FLOOR AREA : 104.8 sq.m. (1128 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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