



smarthomes

Colebrook Road

Shirley, Solihull, B90 1AX

- A Beautifully Presented & Extended Detached Bungalow
- Two Bedrooms
- Re-Fitted Kitchen
- Extended Lounge/Diner with Roof Lantern

£300,000

EPC Rating - 65

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 dual purpose metal manually operated security and surface protection gates with mailbox and doorbell attached. A block paved driveway provides off road parking with fencing and hedging to side boundaries. An iron gate leads to a further secure area with external lighting, cold water tap and a composite front door leading into

Entrance Porch

With a new radiator, ceiling sky light, double doors to utility and single glazed door into



Hallway

With ceiling light point, new radiator, loft access, laminate flooring and door leading off to

Extended Lounge/Diner to Rear

26' 2" x 13' 9" max (8m x 4.2m max) With UPVC double glazed French doors leading to rear garden, UPVC double glazed window to rear, double glazed roof lantern, new radiator, wall and ceiling light points, laminate flooring and wall to wall fitted cupboards



Re-Fitted Kitchen to Front

10' 5" x 6' 10" (3.2m x 2.1m) Being re-fitted with a range of wall, base and drawer units with a granite work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level double oven and grill, integrated dishwasher, integrated fridge/freezer, wall mounted gas central heating boiler, ceiling light point and a double glazed half bay window to the front aspect



Bedroom One to Front

12' 9" x 8' 10" (3.9m x 2.7m) With double glazed half bay window to front elevation, laminate flooring, built in wardrobes with mirrored doors, new radiator and ceiling light point

Bedroom Two to Side

8' 10" x 8' 2" (2.7m x 2.5m) With double glazed window to side elevation, new radiator, wall and ceiling light points, laminate flooring and built in wardrobes with mirrored doors



Modern Shower Room to Side

6' 10" x 5' 2" (2.1m x 1.6m) Being fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Utility

12' 9" x 3' 7" (3.9m x 1.1m) With a fitted work surface with space and plumbing for washing machine and tumble dryer beneath and a UPVC double glazed door to rear garden

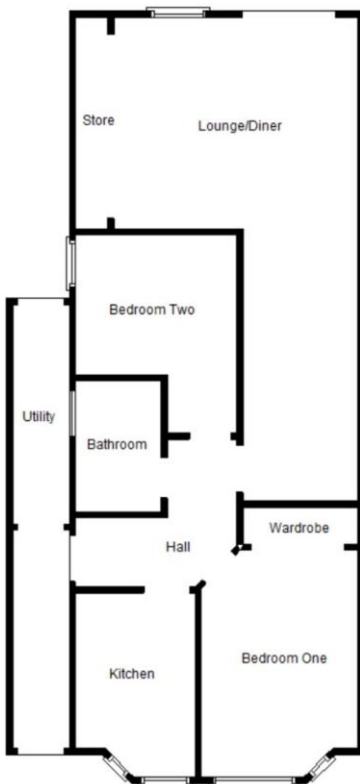


Delightful Rear Garden

Being mainly laid to lawn with paved patio areas, planted shrubs and bushes, exterior lighting and panelled fencing to boundaries

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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.