



Northbrook Road, Shirley

Guide Price £595,000





## Northbrook Road

Shirley, Solihull

### PROPERTY OVERVIEW

Situated in a most popular location, a fantastic opportunity to purchase this traditional four bedroom detached offered to the market with NO UPWARD CHAIN. This property does require some modernisation and benefits from gas central heating, double glazing and has the added attraction of superb South facing rear garden adjoining a coppice of trees. The accommodation in more detail comprises of: enclosed porch, entrance hall, dining room, living room, breakfast/kitchen, conservatory, utility room, downstairs wc, four bedrooms, shower room, garage and South facing garden.

Council Tax band: F

Tenure: Freehold

- Four Bedroom Detached
- NO UPWARD CHAIN
- Spacious Accommodation
- Two Reception Rooms
- Breakfast/Kitchen
- Shower Room
- South Facing 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.

#### **ITEMS INCLUDED IN THE SALE**

Moffat integrated oven, Moffat integrated hob, Moffat extractor, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one, all light fittings and greenhouse

#### **ADDITIONAL INFORMATION**

Services: water meter, mains gas, electricity and mains sewers.



#### **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.



**ENCLOSED PORCH**

6' 0" x 2' 4" (1.83m x 0.70m)

**ENTRANCE HALL**

16' 2" x 7' 0" (4.93m x 2.13m)

**LIVING ROOM**

16' 2" x 12' 0" (4.93m x 3.65m)

**BREAKFAST ROOM**

11' 9" x 7' 11" (3.58m x 2.42m)

**KITCHEN**

7' 5" x 6' 7" (2.26m x 2.01m)

**CONSERVATORY**

7' 11" x 8' 3" (2.41m x 2.52m)

**UTILITY**

7' 3" x 6' 4" (2.20m x 1.92m)

**WC**

5' 8" x 3' 10" (1.73m x 1.18m)

**FIRST FLOOR**

**BEDROOM ONE**

16' 3" x 10' 0" (4.95m x 3.06m)

**BEDROOM TWO**

12' 2" x 10' 0" (3.71m x 3.06m)

**BEDROOM THREE**

15' 7" x 12' 1" (4.75m x 3.69m)

**BEDROOM FOUR**

9' 7" x 7' 5" (2.92m x 2.26m)

**SHOWER ROOM**

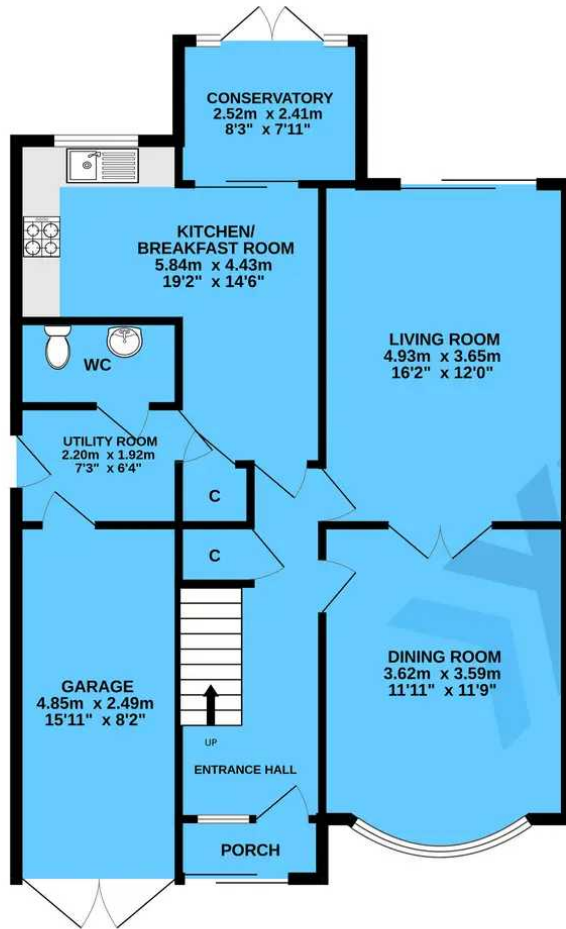
9' 5" x 5' 7" (2.88m x 1.69m)

**OUTSIDE THE PROPERTY**

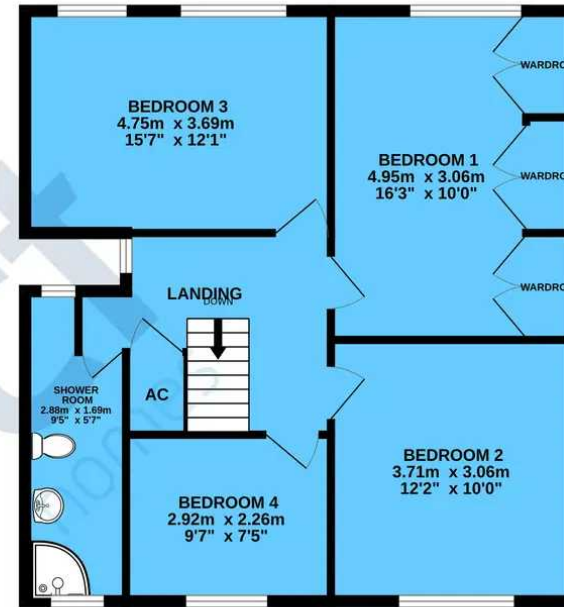
**SOUTH FACING REAR GARDEN**



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 138.8 sq.m. (1494 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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