



smarthomes

## Northbrook Road

Shirley, Solihull, B90 3NR

- A Spacious Detached Family Home
- Three Double Bedrooms
- Two Spacious Reception Rooms
- South Facing Rear Garden

**Offers Over £500,000**

EPC Rating - 66

Current Council Tax Band - E





## 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 tarmac driveway providing off road parking with a laid lawn area to side, planted shrubs and bushes and a UPVC double glazed door with matching side window leading into

**Welcoming Entrance Hallway**

With wall and ceiling light points, radiator, stairs leading to the first floor accommodation, useful storage cupboard and doors leading off to

**Spacious Lounge to Front**

16' x 12' 8" (4.88m x 3.86m) With UPVC double glazed window to front elevation, two wall mounted radiators, wooden fire surround with marble hearth and living flame gas fire, wall light points and glazed double doors leading to



**Extended Dining Room to Rear**

15' 2" x 10' 1" (4.62m x 3.07m) With UPVC double glazed door and picture window leading to rear garden, wall mounted radiator and two ceiling light points

**Extended & Re-Fitted Breakfast Kitchen to Rear**

16' 7" x 8' 11" (5.05m x 2.72m) Being re-fitted with a range of wall, base and drawer units with a 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, tiling to splash back areas, Karndeian flooring, radiator, ceiling spot lights, pantry, UPVC double glazed window to the rear aspect and door to



**Utility**

10' 6" x 8' 8" (3.2m x 2.64m) With a wall mounted gas central heating boiler, space and plumbing for washing machine, double glazed window to rear, courtesy door to garden, quarry tiled flooring, door to garage and door to

**Guest W.C**

Being fitted with a suite comprising a low flush WC and pedestal wash hand basin. Obscure UPVC double glazed window to side and ceiling light point



**Landing**

With ceiling light point, obscure double glazed window to side, radiator, loft hatch, airing cupboard with radiator and doors leading off to

**Bedroom One to Front**

19' 4" x 10' 8" (5.89m x 3.25m) Offering superb potential to divide into two bedrooms with two double glazed windows to front elevation, triple fitted wardrobes and further single wardrobe, radiator and ceiling light point



### Bedroom Two to Rear

16' 3" max x 9' 11" (4.95m max x 3.02m) With two double glazed windows to rear elevation, fitted wardrobes and vanity area, radiator and ceiling light point

### Dual Aspect Bedroom Three

14' 5" x 8' 4" (4.39m x 2.54m) With double glazed windows to front and side elevations, radiator and ceiling light point

### Family Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen and a vanity wash hand basin. Radiator, heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

### Separate W.C

With a modern white low flush W.C, obscure UPVC double glazed window to rear, radiator and ceiling light point

### South Facing Rear Garden

Being mainly laid to lawn with paved patio area, hard standing for greenhouse, well stocked shrub borders, hedging to boundaries and gated side access



### Integral Garage

17' 5" x 8' 5" (5.31m x 2.57m) With an up and over door for vehicular access, frosted window to side, ceiling light point and courtesy door to utility

### 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 - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.