



smarthomes

Peterbrook Road Shirley, Solihull, B90 1HS

- A Period End Terrace Property
- Two Double Bedrooms
- South West Facing Rear Garden
- No Upward Chain

£225,000

EPC Rating 51

Current Council Tax Band B





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 stone chipping fore garden with tarmacadam pathway extending to canopy porch with composite front door leading through to



Lounge to Front

14' 9" x 9' 9" (4.5m x 2.97m) With double glazed bay window to front elevation, ceiling light point, inset Dimplex fire, wall mounted radiator, wood effect flooring, staircase leading to the first floor accommodation and door leading into



Dining Kitchen to Rear

16' 4" x 9' 8" (4.98m x 2.95m) Being fitted with a range of wall and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine, breakfast bar seating area, wall mounted Baxi boiler, wall mounted radiator, tiled flooring, two ceiling light points, coving to ceiling, double glazed windows to rear and UPVC double glazed door leading out to the rear garden

Accommodation on the First Floor

Landing

With ceiling light point and doors leading off to



Bedroom One to Front

11' 5" x 11' 2" (3.48m x 3.4m) With double glazed window to front elevation, radiator, loft access to partly boarded loft space and ceiling light point



Bedroom Two to Rear

9' 5" x 9' 9" (2.87m x 2.97m) With double glazed window to rear elevation, radiator, ceiling light point, wood effect flooring and door leading into

Family Bathroom to Rear

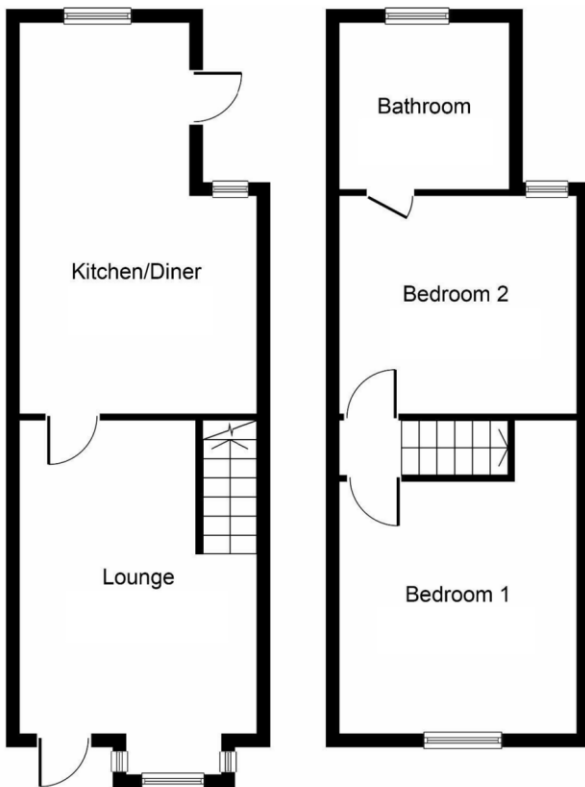
7' 6" x 6' 9" (2.29m x 2.06m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, obscure double glazed window to rear, radiator, ceiling light point, extractor and airing cupboard

South West Facing Rear Garden

Being mainly laid to lawn with paved patio, brick built out-house, cold water tap and 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 - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.