



smarthomes

## Northbrook Road

Shirley, Solihull, B90 3NP

- A Spacious Extended Detached Family Home
- Four Bedrooms
- Open Plan Family Dining Kitchen
- Family Bathroom With Separate Shower Room & WC

**£525,000**

EPC Rating TBC

Current Council Tax Band F





## 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 lawned fore garden and block edged tarmac driveway providing off road parking extending to gated side access to rear garden, garage doors and canopy porch with lighting and obscure double glazed front door leading through to



#### Entrance Hallway

With ceiling light point, radiator, useful cloaks cupboard, obscure double glazed window to front, stairs leading to the first floor accommodation and doors leading off to

#### Lounge to Front

14' 9" x 12' 5" (4.5m x 3.8m) With double glazed window to front elevation, two radiators, coving to ceiling, ceiling light points, inset gas fire and obscure glazed double doors leading through to

#### Open Plan Family Dining Kitchen to Rear

19' 4" x 22' 3" (5.9m x 6.8m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob, inset electric oven, space and plumbing for dishwasher, space for fridge freezer, tiled flooring, radiator, useful pantry, ceiling light point, double glazed window to rear, door to inner lobby and being open plan to family dining area with ceiling light point, wall lighting, radiator, double glazed windows to side and rear and double glazed door leading out to the rear garden



#### Inner Lobby

With tiled flooring, ceiling light point, radiator, door to side and doors leading off to

#### Utility to Rear

5' 10" x 4' 7" (1.8m x 1.4m) With double glazed window to rear, fitted base units, laminate work surface, sink and drainer unit, space and plumbing for washing machine and tumble dryer, wall mounted Vaillant boiler and ceiling light point



#### Guest WC to Rear

With obscure double glazed window to rear, low flush WC, wash hand basin, ceiling light point and tiled flooring

#### Accommodation on the First Floor

#### Landing

With ceiling light point, loft access, useful airing cupboard and doors leading off to

#### Bedroom One to Front

16' 0" x 10' 5" (4.9m x 3.2m) With two double glazed windows to front elevation, radiator, ceiling light point, coving to ceiling and fitted wardrobes

#### Extended Bedroom Two to Rear

21' 11" x 10' 2" (6.7m x 3.1m) With double glazed window to rear elevation, radiator, useful storage cupboard and two ceiling light points

#### Bedroom Three to Front

13' 3" x 8' 2" (4.06m x 2.5m) With double glazed windows to front and side elevations, radiator, coving to ceiling and ceiling light point





**Bedroom Four to Rear**

10' 5" x 6' 10" (3.2m x 2.1 m) With double glazed window to rear elevation, radiator and ceiling light point

**Separate WC to Rear**

With obscure double glazed window to rear elevation, low flush WC, tiling to walls and floor and ceiling light point

**Separate Shower Room**

Having a fully tiled shower enclosure with thermostatic shower, obscure double glazed window to side, tiled flooring and ceiling light point

**Family Bathroom to Rear**

8' 2" x 5' 10" (2.5m x 1.8m) Being fitted with a panelled bath with thermostatic shower over and glazed screen and vanity wash hand basin, with tiling to walls and floor, double glazed window to rear, ladder style radiator and spot lights to ceiling



**Generous Rear Garden**

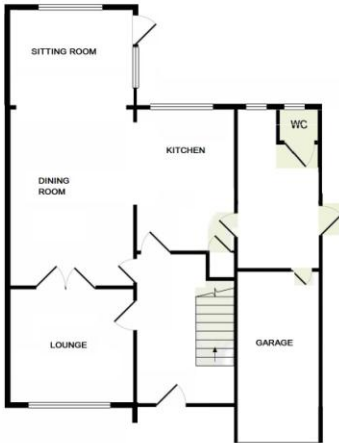
Being mainly laid to lawn with paved patio, outside tap, further terrace, a variety of mature shrubs and bushes and fencing to boundaries

**Garage**

17' 4" x 8' 2" (5.3m x 2.5m) With metal garage doors to driveway, ceiling light point, obscure double glazed window to side and power points

**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 - F



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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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 are 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.