



smarthomes

## Peterbrook Road

Shirley, Solihull, B90 1ED

- An Extended & Well Maintained Semi Detached Family Home
- Three Bedrooms
- Lounge Diner & Breakfast Room
- Extended Kitchen
- Good Size Rear Garden & Open Views To Front
- No Upward Chain

**£325,000**

EPC Rating 53

Current Council Tax Band D







## 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 with open views to front behind a lawned fore garden with shared tarmac driveway extending garage and block paved off road parking leads to glazed double doors leading into

#### **Enclosed Porch**

With obscure glazed door leading through to

#### **Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

#### **Lounge Diner**

25' 7" x 10' 9" (7.8m x 3.3m) With double glazed bay window to front elevation, two radiators, two ceiling light points, coving to ceiling, electric fireplace with brick surround and tiled hearth and double glazed sliding patio doors leading into



#### **Breakfast Room to Rear**

With ceiling light point, double glazed sliding patio doors leading out to the rear garden, glazed door to kitchen and opening to

#### **Guest WC**

With low flush WC, wash hand basin with tiled splashback, ceiling light point and extractor



#### **Extended Kitchen to Rear**

16' 0" x 7' 2" (4.9m x 2.2m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level double oven and grill, wall mounted Baxi boiler, radiator, spot lights to ceiling, obscure double glazed window to side, double glazed window to rear and glazed door leading out to the rear garden

#### **Accommodation on the First Floor**

#### **Landing**

With obscure double glazed window to side, loft access, ceiling light point and doors leading off to

#### **Bedroom One to Front**

14' 1" x 8' 2" (4.3m x 2.5m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of fitted furniture

#### **Bedroom Two to Rear**

11' 1" x 10' 2" (3.4m x 3.1m) With double glazed window to rear elevation, radiator and ceiling light point







### Bedroom Three to Front

7' 10" x 6' 6" (2.4m x 2.0m) With double glazed window to front elevation, radiator and ceiling light point

### Family Shower Room to Rear

7' 2" x 6' 6" (2.2m x 2.0m) Being fitted with a three piece white suite comprising of; corner shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin with tiling and aqua-panelling to walls, obscure double glazed window to rear, radiator, airing cupboard and ceiling light point



### Good Size Rear Garden

Being mainly laid to lawn with paved terrace, timber decked area, cold water tap, paved pathway, access to garage, fencing and hedging to boundaries, timber storage areas and a variety of mature shrubs, trees and bushes

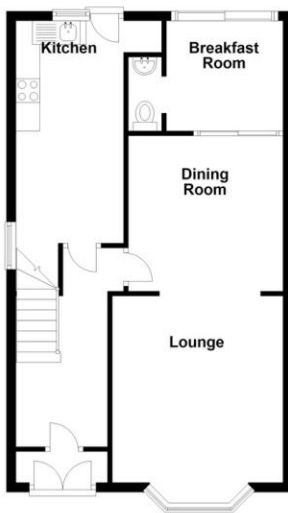
### Garage

15' 8" x 8' 2" (4.8m x 2.5m) With wooden door to garden, metal up and over garage door to shared driveway and ceiling light point

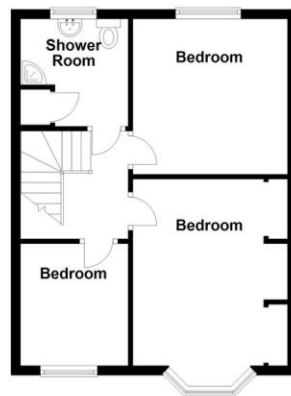
### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D

Ground Floor



First Floor



Total area: approx. 95.6 sq. metres (1028.7 sq. feet)

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>	53	
(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 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.