



## **94 COLEBROOK ROAD, SHIRLEY, B90 1AT**

### **OFFERS AROUND £249,950**

- FRONT DRIVEWAY
- LOUNGE
- GARDEN ROOM
- BATHROOM
- NO UPWARD CHAIN
- RECEPTION HALLWAY
- DINING KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- POPULAR LOCATION

Colebrook Road leads from Haslucks Green Road at the Colebrook Pub and runs all the way to the junction with the High Street in Solihull Lodge. The property is ideally placed to take advantage of the facilities in Shirley as well as being located within close proximity of open countryside and canalside walks along the Stratford-upon-Avon canal.

We are advised that the property is situated within the catchment area for Light Hall School which can be found in Hathaway Road, Shirley, with primary education being at nearby Peterbrook School or Mill Lodge. Also on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although all education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon. Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

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An ideal location therefore for this traditional style semi detached property which is set back from the road behind front block paved driveway from where a UPVC double glazed front door opens into the

### RECEPTION HALLWAY

Having UPVC double glazed windows to the side and front, ceiling light point, central heating radiator, staircase rising to the first floor and doors opening to the lounge and dining kitchen

### LOUNGE

**14'3" into bay x 10'0" max (4.34m into bay x 3.05m max)**



Having UPVC double glazed bay window to the front, decorative cast iron fire surround, ceiling light point and central heating radiator

### DINING KITCHEN

**16'7" max (10'0" min) x 10'5" max (7'2" min) (5.05m max (3.05m min) x 3.18m max (2.18m min))**



Having UPVC double glazed window to the side and UPVC double glazed door to the rear garden, tiled flooring, two ceiling light points, open access to the garden room and being fitted with a range of wall and base mounted storage units with work surfaces over incorporating sink and drainer with mixer tap, integrated electric oven with gas hob and extractor canopy over, space and plumbing for washing machine and further appliance space



## KITCHEN SECOND VIEW



## GARDEN ROOM

**9'6" x 7'6" (2.90m x 2.29m)**

Having UPVC double glazed windows to the side and rear and UPVC double glazed door opening to the rear garden, tiled flooring, central heating radiator and wall light point

## FIRST FLOOR LANDING

Having doors radiating off, UPVC double glazed window to the side, ceiling light point and loft hatch with drop down ladder leading to the boarded loft space with 'Velux' windows

## BEDROOM ONE

**14'6" into bay x 10'0" max into rear of fitted ward (4.42m into bay x 3.05m max into rear of fitted ward)**



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator, built in wardrobes and dressing table

## BEDROOM TWO

**10'6" x 10'0" (3.20m x 3.05m)**

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

## BEDROOM THREE

**7'8" x 6'5" (2.34m x 1.96m)**

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

## BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, heated towel rail, panelled bath with electric shower over, pedestal wash hand basin and low level WC

## OUTSIDE

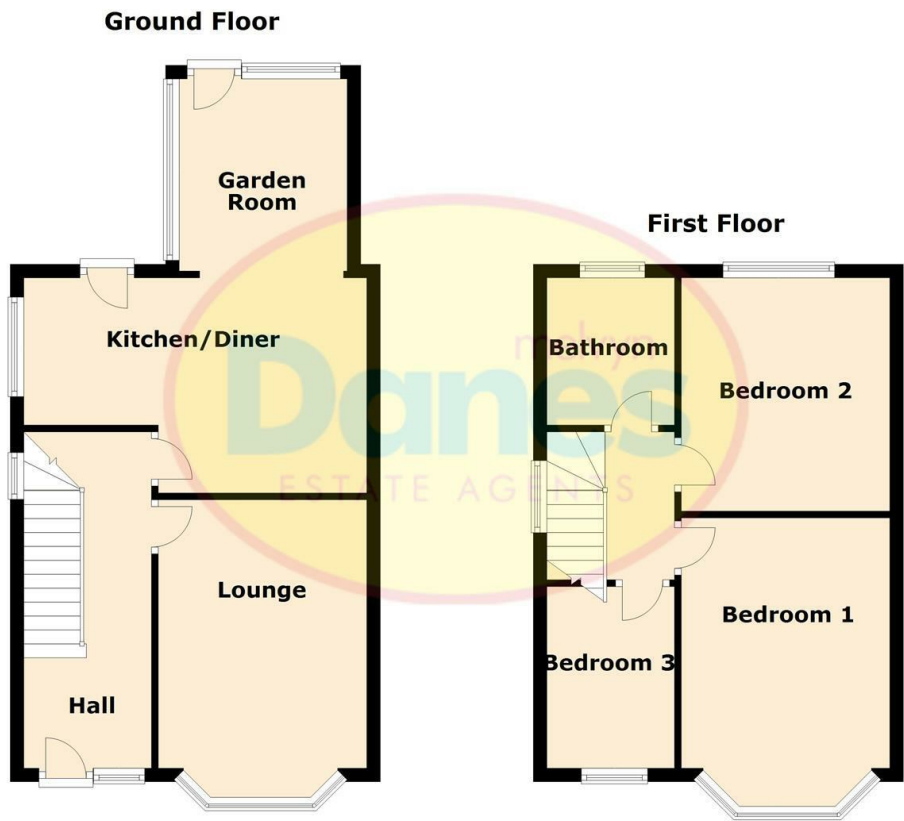
### REAR GARDEN



Extending to approximately 120' and having paved patio area, outside stores and WC (not connected), lawn with well stocked borders and paved pathway with defined boundaries

# Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



**LOCATION**  
From our Shirley Office proceed up the A34 Stratford Road towards Hall Green turn left onto Haslucks Green Road at the main island then right at the next island into Colebrook Road where the property can be found on the right hand side just under the railway bridge as identified by our agents for sale board

**TENURE**  
We are advised that the property is Freehold.

**VIEWING**  
By appointment only please with the Shirley office on 0121 744 2801.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**  
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**THE CONSUMER PROTECTION REGULATIONS**  
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

