



smarthomes

## Colebrook Road

Shirley, Solihull, B90 2LB

- A Well Presented Semi Detached Family Home
- Three Bedrooms
- Family Dining Kitchen
- Good Size South Facing Rear Garden

**Offers Over £390,000**

EPC Rating 66

Current Council Tax Band C





## 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 block edged tarmac driveway with gravel borders providing off road parking extending to electric roller shutter garage door, side gate access, exterior lighting and UPVC double glazed double doors leading into

**Enclosed Porch**

With double glazed windows, wood effect flooring, lighting and UPVC obscure double glazed door leading through to

**Entrance Hallway**

With ceiling spot lights, radiator, wood effect flooring, stairs leading to the first floor accommodation and doors leading off to



**Lounge to Front**

13' 5" x 11' 5" (4.1m x 3.5m) With double glazed bay window to front elevation, ceiling light point, radiator, wood effect flooring and wall mounted electric fire

**Family Dining Kitchen to Rear**

18' 4" x 11' 9" (5.6m x 3.6m) Being fitted with a range of high gloss, handle-less wall, drawer and base units with complementary wood effect work surfaces and matching upstands, inset sink with mixer tap, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, two radiators, spot lights to ceiling, wood effect flooring, door to useful under-stairs storage cupboard, double glazed window to rear, double glazed French doors leading out to the South facing rear garden and glazed door leading through to



**Utility Room to Rear**

11' 9" x 5' 6" (3.6m x 1.7m) With fitted high gloss, handle-less wall and base units, wood effect work surface with matching upstands, composite sink and drainer unit with mixer tap, space and plumbing for washing machine and tumble dryer, space for American style fridge freezer, wood effect flooring, spot lights to ceiling, radiator, double glazed window to rear, UPVC obscure double glazed door leading out to the rear garden and door leading into

**Ground Floor Shower Room**

Being fitted with a three piece white suite comprising of; corner shower cubicle with thermostatic shower, low flush WC and vanity wash hand basin with complementary tiling to splashback areas, wood effect flooring, ladder style radiator, extractor and spot lights to ceiling



**Accommodation on the First Floor**

**Landing**

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



### Bedroom One to Front

13' 9" x 11' 5" (4.2m x 3.5m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of fitted furniture

### Bedroom Two to Rear

11' 5" x 11' 5" (3.5m x 3.5m) With double glazed window to rear elevation, radiator and ceiling spot lights

### Bedroom Three to Front

8' 2" x 6' 10" (2.5m x 2.1m) With double glazed window to front elevation, radiator and ceiling light point

### Four Piece Family Bathroom to Rear

7' 10" x 6' 10" (2.4m x 2.1m) Being fitted with a four piece white suite comprising; panelled bath with centralised mixer tap and shower attachment, flush WC, pedestal wash hand basin and corner shower with thermostatic shower, tiling to water prone areas, tiled flooring, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling

### Good Size South Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries, mature shrubs and bushes and large timber shed

### Garage

12' 5" x 6' 10" (3.8m x 2.1m) With electric roller shutter door to driveway, ceiling light point, wall mounted Glow Worm boiler and obscure window to side

### 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 - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(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.