



smarthomes



- A Beautifully Presented Detached Home
- Four Double Bedrooms
- Three Reception Rooms
- Conservatory

Colebrook Road, Shirley, Solihull, B90 1AZ

£500,000

A beautifully presented detached family home benefitting from four double bedrooms, lounge, dining room, reception room three/home office, breakfast kitchen, conservatory, utility room, guest WC, en-suite bathroom, family shower room, delightful South facing rear garden with terrace to side, garage and generous off road parking.

EPC Rating – 72 (C) 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 paved driveway providing generous off road parking extending to up and over garage door, double gates to paved terrace to side and rear garden beyond and attractive canopy porch with exterior lighting and obscure glazed hardwood front door leading into

Entrance Hallway

With obscure windows to front, tiled flooring, ceiling light point, radiator, dado rail, stairs leading to the first floor accommodation, coving to ceiling and doors leading off to

Reception Room Three/Home Office to Front

11' 9" x 7' 10" (3.6m x 2.4m) With double glazed window to front elevation, radiator, ceiling light point and coving to ceiling

Lounge to Front

18' 4" x 11' 1" (5.6m x 3.4m) With double glazed bay window to front elevation, two radiators, dado rail, coving to ceiling, two light points with decorative roses, wall lighting, electric fireplace with marble hearth and wooden surround and part glazed double doors leading through to

Dining Room to Rear

11' 1" x 10' 2" (3.4m x 3.1m) With double glazed windows incorporating French doors leading out to the South facing rear garden, ceiling light point with decorative rose, coving to ceiling, picture rail, radiator and door leading through to

Breakfast Kitchen to Rear

14' 1" x 9' 10" (4.3m x 3.0m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, under-cupboard lighting, five ring gas hob with extractor canopy over, inset eye-level oven and grill, integrated dishwasher, breakfast bar seating area, radiator, two ceiling light points, coving to ceiling, decorative tiled flooring, double glazed window to rear and archway leading into

Guest WC

With low flush WC, vanity wash hand basin, tiling to splashback, radiator and tiled flooring

Utility Area

4' 11" x 5' 10" (1.5m x 1.8m) With fitted wall and base units, laminate work surface, sink and drainer unit, space and plumbing for washing machine and tumble dryer, space for fridge freezer, ceiling light point and glazed door leading into

Conservatory

12' 9" x 10' 9" (3.9m x 3.3m) With double glazed windows, polycarbonate roof, ceiling light with fan, power points, double glazed French doors leading out to the South facing rear garden and door leading into garage

Accommodation on the First Floor

Landing

With loft access, coving to ceiling, useful airing cupboard, dado rail and doors leading off to

Bedroom One to Front

10' 5" x 13' 9" (3.2m x 4.2m) With two double glazed windows to front elevation, radiator, ceiling light point with fan, a range of fitted furniture and door leading into

En-Suite Bathroom to Front

8' 2" x 5' 10" (2.5m x 1.8m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin with fitted storage, tiling to water prone areas, tiled flooring, obscure double glazed window to front, radiator, ceiling light point, extractor and wall lighting

Bedroom Two to Rear

12' 1" x 8' 10" (3.7m x 2.7m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and a range of fitted furniture

Bedroom Three to Rear

8' 10" x 7' 6" (2.7m x 2.3m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

Bedroom Four to Rear

9' 6" x 8' 6" (2.9m x 2.6m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

Family Shower Room

7' 10" x 5' 6" (2.4m x 1.7m) Being fitted with a three piece white suite comprising of; shower cubicle with thermostatic shower, low flush WC and corner pedestal wash hand basin with complementary tiling to walls, obscure double glazed window to side, ladder style radiator, coving to ceiling, extractor and ceiling light point

Delightful South Facing Rear Garden

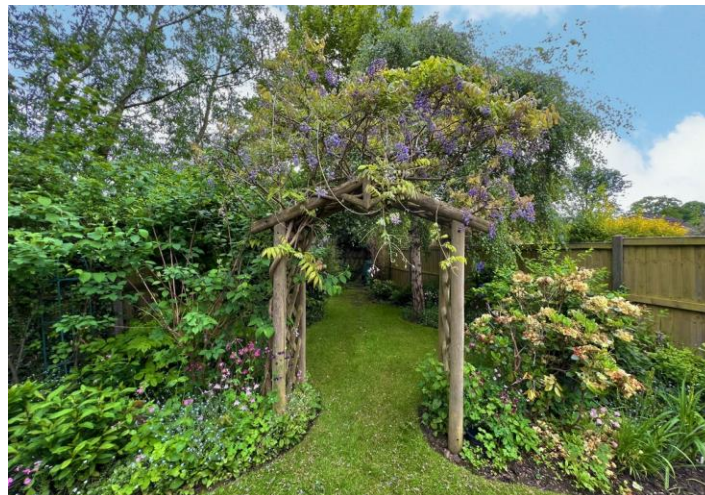
Being mainly laid to lawn with paved patio, block paved terrace to side with timber potting shed and double gates to driveway, fencing to boundaries, outside tap, feature pond and a variety of mature shrubs, trees and bushes

Garage

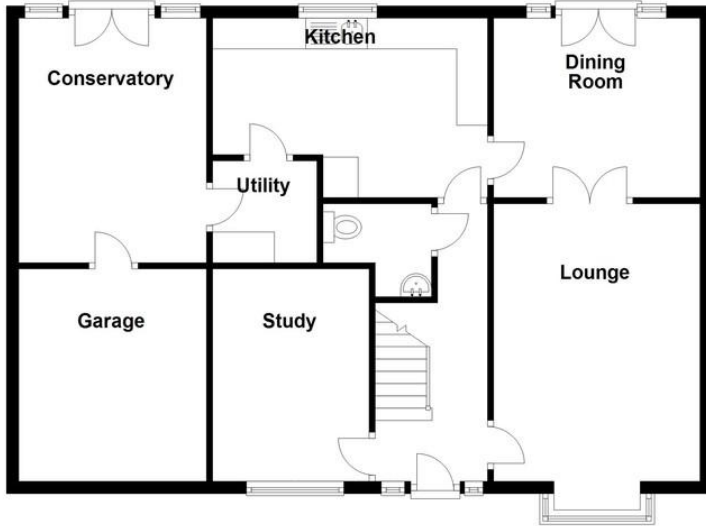
16' 4" x 8' 10" (5.0m x 2.7m) With metal up and over garage door to driveway, ceiling light point, power points and wall mounted Ideal Logic boiler

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 - F



Ground Floor



First Floor



Total area: approx. 143.1 sq. metres (1539.8 sq. feet)



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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 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.