



# Streetsbrook Road, Shirley

## Offers Around £500,000

- DORMER BUNGALOW
- PORCH
- LOUGE/DINER
- FOUR BEDROOMS
- LOVELY REAR GARDEN
- LARGE DRIVEWAY
- HALLWAY
- KITCHEN
- FAMILY BATHROOM
- VIEWING ESSENTIAL



Streetsbrook Road leads directly from Solihull Town Centre and is conveniently located for the local amenities of both Shirley and Solihull.

We are advised that the property is situated within the catchment area of Langley School which can be found in nearby St Bernards Road. On the main Stratford Road, you will also 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. 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 Streetsbrook Road into 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.

An ideal location for this extended, detached dormer bungalow set back from the road via a tarmac driveway leading up to composite double glazed door opening into the

### **PORCH**

Having tiled floor and entrance door leading to

### **HALLWAY**

Having ceiling light point, central heating radiator, oak stairs rising to first floor landing and doors off to the two bedrooms, bathroom and

### **LOUNGE DINER**

**26'1" into bay x 11'11" (7.95m into bay x 3.63m)**



Having recessed lights, two ceiling light points, central heating radiators, tiled floor and double glazed window and glazed door to

### **KITCHEN**

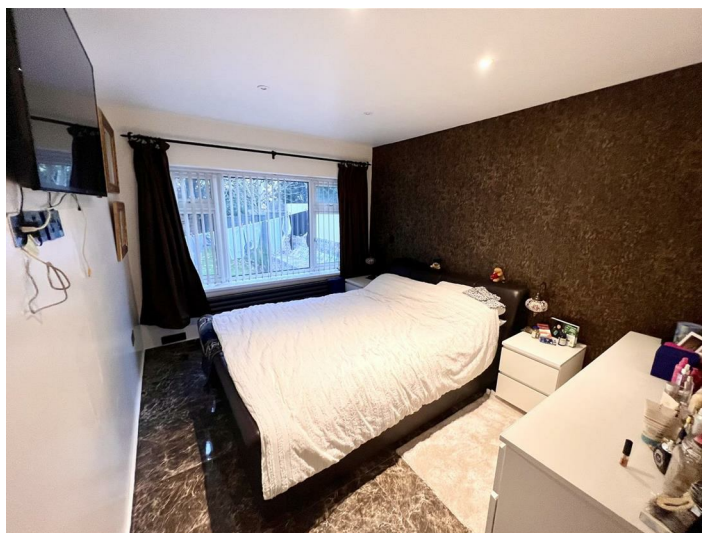
**8'4"max 5'11"min x 22'9" max (2.54mmax 1.80mmin x 6.93m max)**



Having double glazed window to rear aspect, a range of wall, base and drawer units with roll top work surface, stainless steel sink and drainer with mixer tap, electric oven, four ring gas hob with extractor over, space and plumbing for washing machine, pace for fridge freezer and tumble dryer, recess lights, central heating radiator and doors to the side passage giving access back to the front of the property and double glazed doors to the rear garden

### **MASTER BEDROOM**

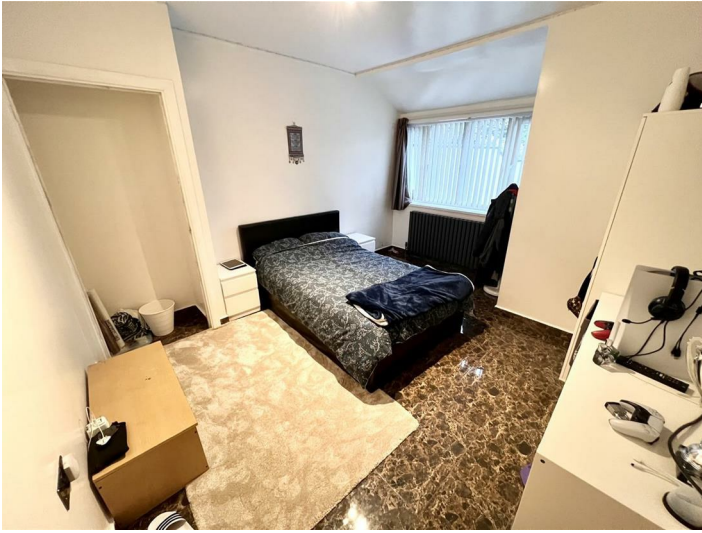
**17'3"into door recess x 9'8" (5.26minto door recess x 2.95m)**



Having double glazed window to rear aspect, recessed lights, central heating radiator, tiled floor and door to the walk in wardrobe that was formerly an en-suite



**BEDROOM TWO**  
**13'3" x 11'3" (4.04m x 3.43m)**



Having double glazed window to front aspect, ceiling light point, central heating radiator and tiled floor

**FAMILY BATHROOM**



Having panel bath with mixer tap and hand held shower attachment, shower cubicle with multi jet shower, low level wc, vanity unit with wash hand basin, velux style window, recessed lights and tiled walls and floor

**FIRST FLOOR LANDING**

Having ceiling light point and doors off to the two bedrooms

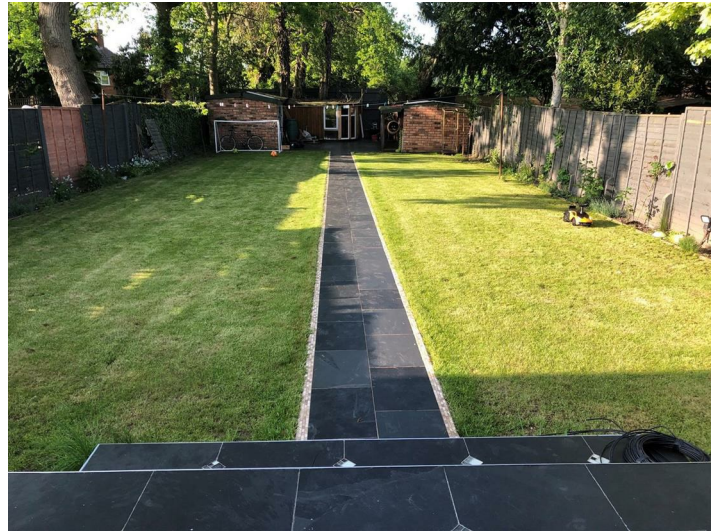
**BEDROOM THREE**  
**9'9" x 8'7" (2.97m x 2.62m)**

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

**BEDROOM FOUR**

Having double glazed door to roof, ceiling light point and central heating radiator

**REAR GARDEN**



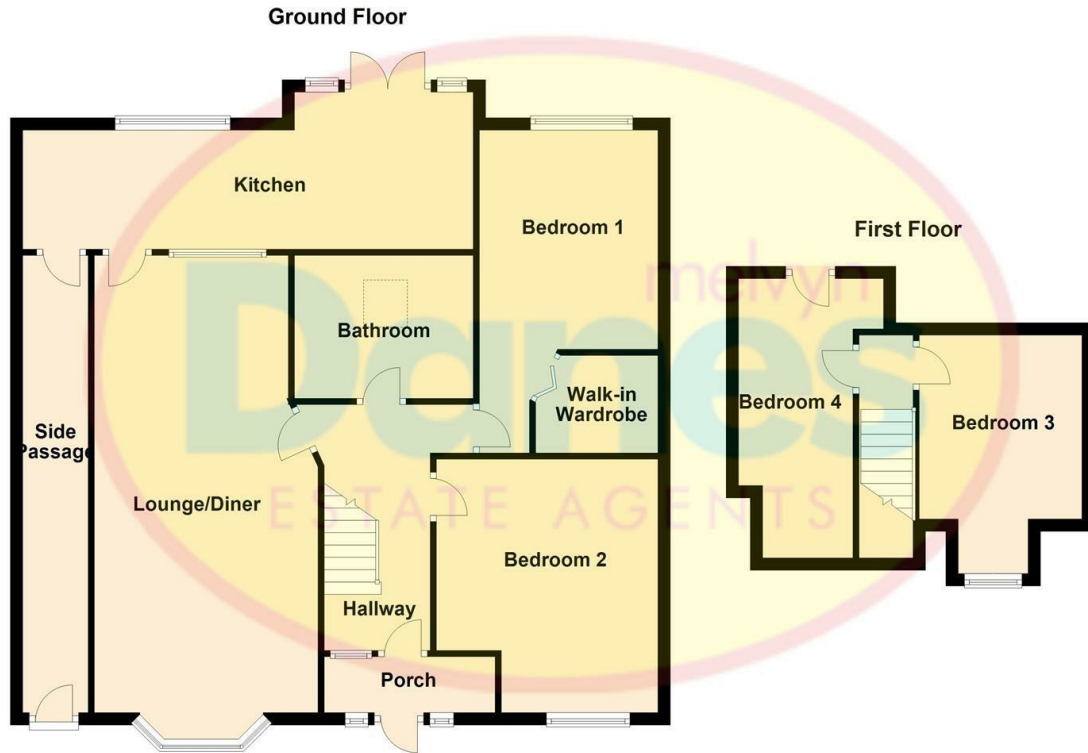
Having paved patio area, outdoor kitchen area with wood fired oven, barbecue and sink, tiled seating area, the rest laid mainly to lawn with path leading to the rear of the good size garden where there are two brick built storage/workshop/kennels with electric points and lighting and wood storage area





## 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.

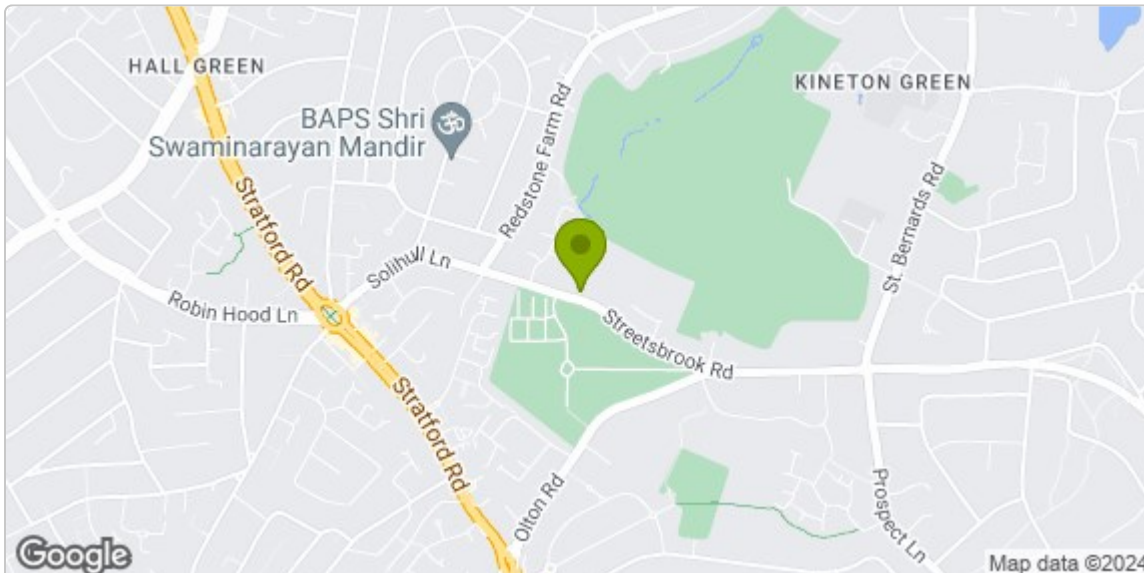


**TENURE:** We are advised that the property is Freehold

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
47 Streetsbrook Road Shirley  
Solihull B90 3PB

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	76
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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