



# Colebrook Road, Shirley

## Offers Around £339,950

- PORCH
- LOUNGE
- THREE BEDROOMS
- REAR GARDEN
- FRONT DRIVEWAY
- RECEPTION HALLWAY
- EXCELLENT DINING KITCHEN
- SHOWER ROOM
- GARDEN ROOM
- VIEWING RECOMMENDED



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 and 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 Burman Infant School, Haslucks Green Junior School, 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 Airport and Rail Station.

An ideal location therefore for this traditional style semi detached property which is set back from the road behind a front driveway that leads in turn to double glazed front door which opens into the

### **PORCH ENTRANCE**

Having UPVC double glazed windows to the front and side, wall light point and composite front door opening to the

### **RECEPTION HALLWAY**

Having ceiling light point, central heating radiator, two UPVC double glazed windows to the side, staircase rising to the first floor with understair storage cupboard and doors opening to the lounge and dining room



### **LOUNGE**

**16'0" into bay x 10'11" max (4.88m into bay x 3.33m max)**

Having UPVC double glazed dog leg style bay window to the front, ceiling light point, central heating radiator, herringbone style flooring and feature burner effect electric fire

### **DINING KITCHEN**

**16'2" max x 13'5" max (10'4" min) (4.93m max x 4.09m max (3.15m min))**



Having UPVC double glazed window and double opening french style doors to the rear garden, wall mounted central heating boiler, recessed ceiling spotlights, designer central heating radiator, herringbone flooring and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, integrated electric oven with microwave over, integrated fridge, freezer and dishwasher, island unit with breakfast bar overhang, inset electric hob and pop up power supply







### FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light points and doors off to three bedrooms and shower room

### BEDROOM ONE

**16'0" into bay x 10'6" max (4.88m into bay x 3.20m max)**



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

### BEDROOM TWO

**13'5" x 10'6" (4.09m x 3.20m)**

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

### BEDROOM THREE

**9'3" x 6'0" (2.82m x 1.83m)**

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

### SHOWER ROOM

Having UPVC double glazed windows to the side and rear, recessed ceiling spotlights, full height wall tiling, heated towel rail, tandem shower enclosure with mixer shower, vanity unit with inset wash hand basin and low level WC



### OUTSIDE

### REAR GARDEN



Having patio area with gated side access, brick built store, lawn with paved pathway access alongside leading to the

### GARDEN ROOM

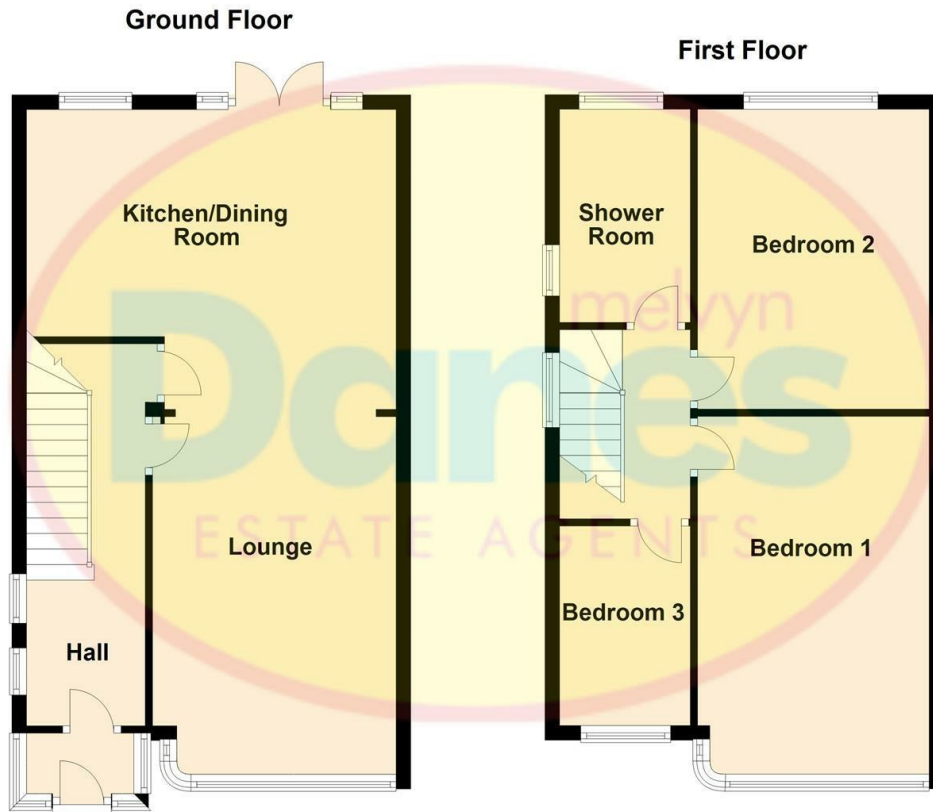
Having UPVC double glazed double opening doors, light, power and bar





## 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.



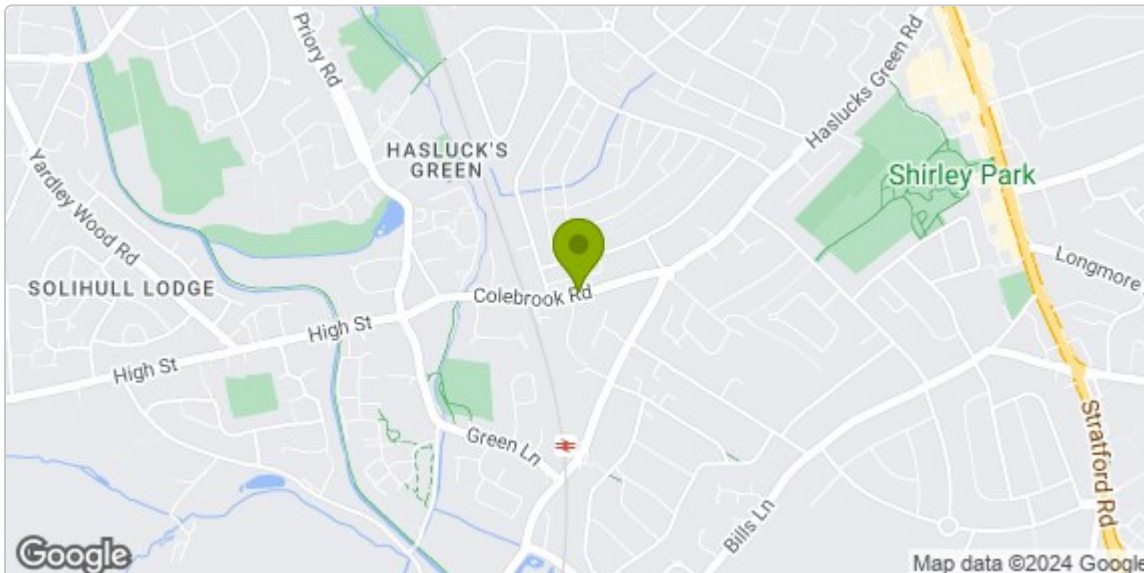
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** C

**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:**  
74 Colebrook Road Shirley  
Solihull B90 2LD

**Council Tax Band:** C

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>		
(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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