



Colebrook Road, Shirley

Offers Around £335,000

- DRIVEWAY
- LOUNGE
- BREAKFAST KITCHEN
- LOFT ROOM
- GARAGE
- PORCH
- DINING ROOM
- THREE BEDROOMS
- BATHROOM
- REAR GARDEN

Colebrook Road leads from Haslucks Green Road at the Colebrook Public House to the High Street in Solihull Lodge. Along Colebrook Road is an area of open space where a walkway provides access via Green Lane to Haslucks Green Road where local shops can be found as well as Shirley Railway Station from where commuter services operate and regular bus services providing access to surrounding areas.

On the main A34 Stratford Road there is an excellent choice of shops, business premises, restaurants and pubs which are augmented by the superstores sited on the retail park on Marshall Lake Road.

There are well regarded schools in the area including Our Lady of the Wayside Roman Catholic School, Haslucks Green Junior School, Burman Infant School and we are advised that the property currently falls into Light Hall Senior School catchment area, subject to confirmation from the Education Department.

There is a thriving business community in the Shirley area which extends south along the A34 to the Cranmore, Widney and Solihull business parks and on to the Blythe Valley Business Park which is sited on the junction with the M42 motorway which provides access, via its junction with the A45 to The National Exhibition Centre, Birmingham International Airport and Station.

An ideal location therefore for this semi detached property which is set back from the road behind a front driveway. A UPVC double glazed front door opens into the

PORCH

Having tiled floor, ceiling light point and entrance door to

LOUNGE

12'0" x 17'9" (3.66m x 5.41m)



Having double glazed bay window to front aspect, two ceiling points, central heating radiator, wood flooring, stairs rising to first floor landing and doors off to the breakfast kitchen and

DINING ROOM

13'1" x 11'1" (3.99m x 3.38m)



Having double glazed door with double glazed windows to rear garden, ceiling light point and central heating radiator

BREAKFAST KITCHEN

10'0" x 13'0" (3.05m x 3.96m)



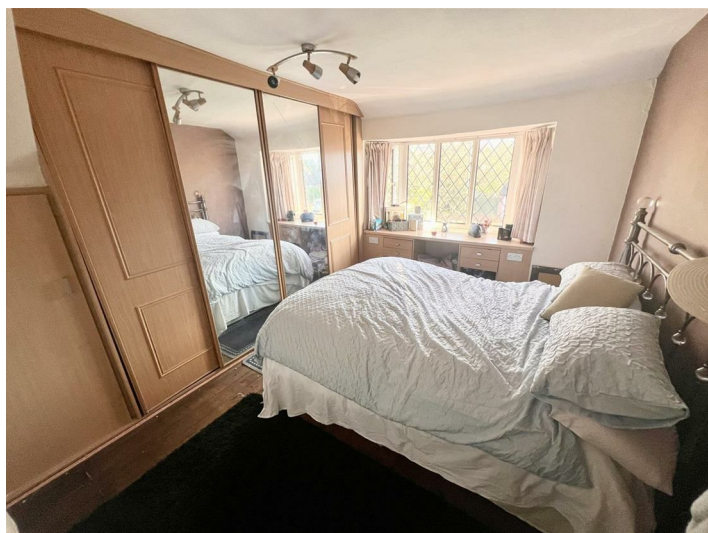
Having two double glazed windows and double glazed door to rear garden, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, electric oven, four ring gas hob with extractor over, space for fridge freezer, space for dishwasher, breakfast bar, recessed lights, central heating radiator, cupboard housing gas central heating boiler and door to garage

FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point, doors off to the three bedrooms and bathroom and stairs rising to the loft room

BEDROOM ONE

14'0" into bay x 11'0" (4.27m into bay x 3.35m)



Having double glazed bay window to front elevation, ceiling light point, central heating radiator and built in wardrobes

BEDROOM TWO

10'1" x 11'1" (3.07m x 3.38m)

Having double glazed bay window to rear elevation, ceiling light point, central heating radiator and built in wardrobe

BEDROOM THREE

10'0" x 6'3" (3.05m x 1.91m)

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

BATHROOM



Having double glazed window to front elevation, panel bath with electric shower over, pedestal wash hand basin, low level wc, recessed lights and chrome heated towel rail

LOFT ROOM

12'8" x 11'2" (3.86m x 3.40m)



(restricted head height) Having two velux style windows

GARAGE

15'2" x 7'9" (4.62m x 2.36m)

Having double doors to the front driveway and ceiling light point

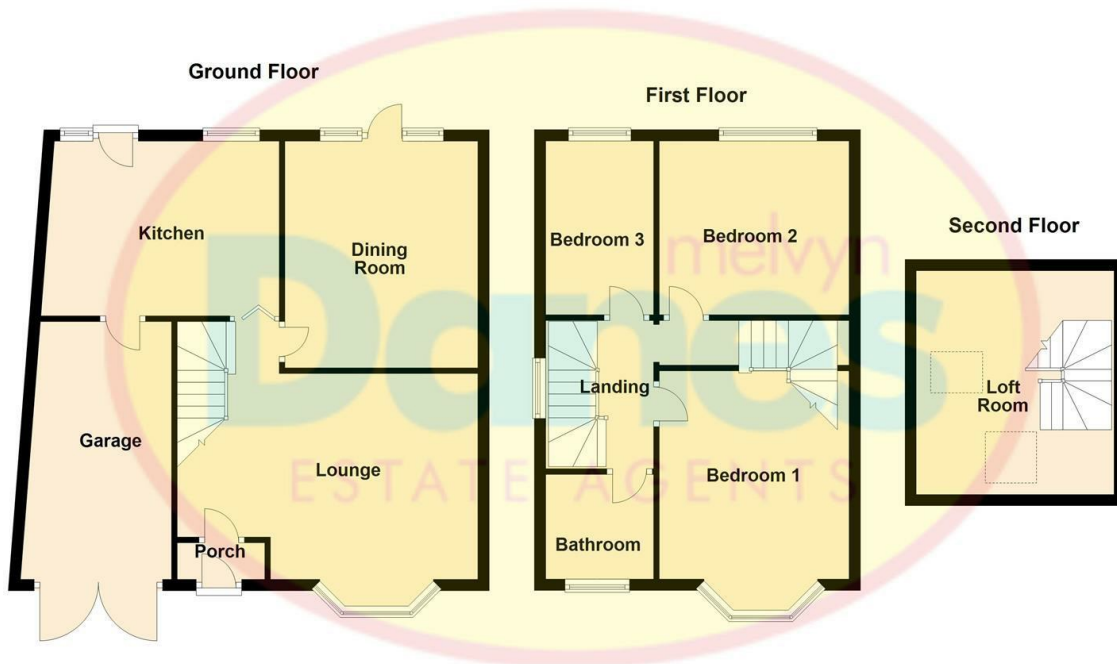
REAR GARDEN



Having a tiered garden with two paved patio areas and lawn 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.



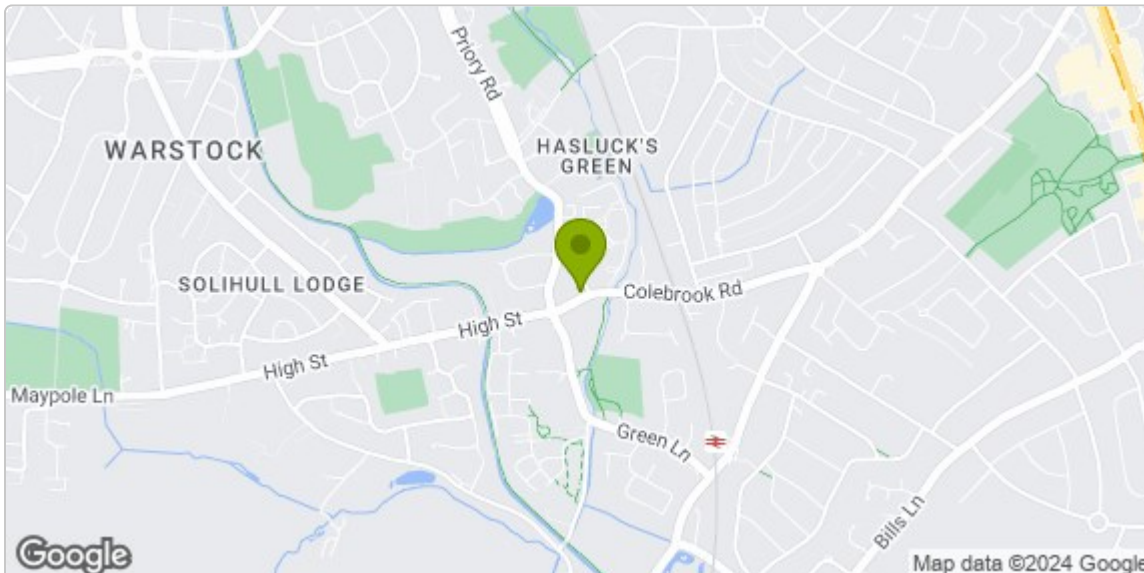
TENURE: We are advised that the property is Freehold.

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:
148 Colebrook Road Shirley
Solihull B90 1AY

Council Tax Band:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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