



Colebrook Road, Shirley

Offers Around £309,950

- PORCH
- LOUNGE & DINING AREA
- THREE GOOD BEDROOMS
- NARROW SIDE GARAGE
- DRIVEWAY PARKING
- RECEPTION HALLWAY
- EXTENDED BREAKFAST KITCHEN
- BATHROOM
- PLEASANT REAR GARDEN
- NO UPWARD CHAIN

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 International Airport and Rail Station.

An ideal location therefore for this larger style semi detached property which is set back from the road behind a front driveway and shrub foregarden. Double opening UPVC double glazed front doors open into the

PORCH ENTRANCE

Having front door opening to the

RECEPTION HALLWAY

Having staircase rising to the first floor accommodation, ceiling light point, central heating radiator, understairs storage cupboard and doors opening to the lounge and kitchen



LOUNGE AREA

12'5" x 12'2" (3.78m x 3.71m)

Having sliding double glazed patio style doors to the rear garden, ceiling light point, central heating radiator, wall light point and open access to the

DINING AREA

13'5" into bay x 10'5" (4.09m into bay x 3.18m)



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

BREAKFAST KITCHEN

17'6" x 9'7" max (5.33m x 2.92m max)



Having UPVC double glazed windows to the side and rear, two ceiling light points, central heating radiator, door opening to the side garage and being fitted with wall and base mounted storage units with work surfaces over having inset sink and drainer, gas cooker point and full height appliance space

FIRST FLOOR LANDING

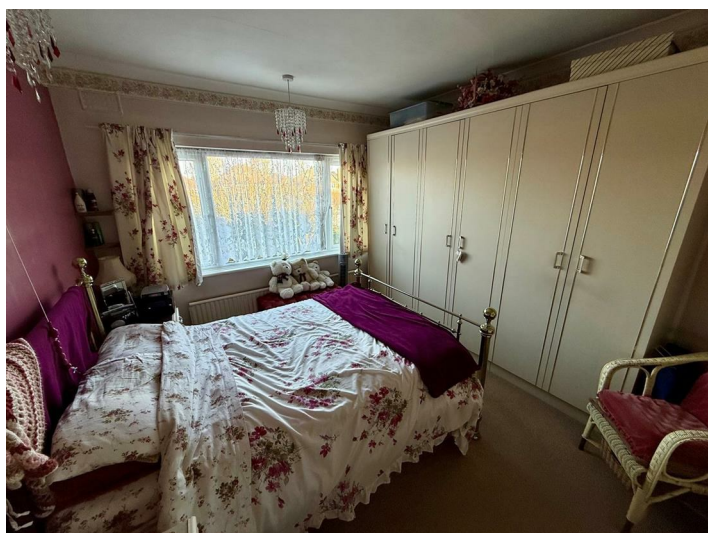
Having aluminium double glazed window to the side, ceiling light point, loft hatch access and doors off to three bedrooms and bathroom

BEDROOM ONE
13'10" into bay x 10'5" (4.22m into bay x 3.18m)



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

BEDROOM TWO
12'2" x 10'5" (3.71m x 3.18m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

BEDROOM THREE
9'7" x 9'4" (2.92m x 2.84m)

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and wall mounted central heating boiler

BATHROOM



Having aluminium double glazed window to the front, ceiling light point, central heating radiator, heated towel rail, panelled bath with electric shower over, pedestal wash hand basin and low level WC

REAR GARDEN



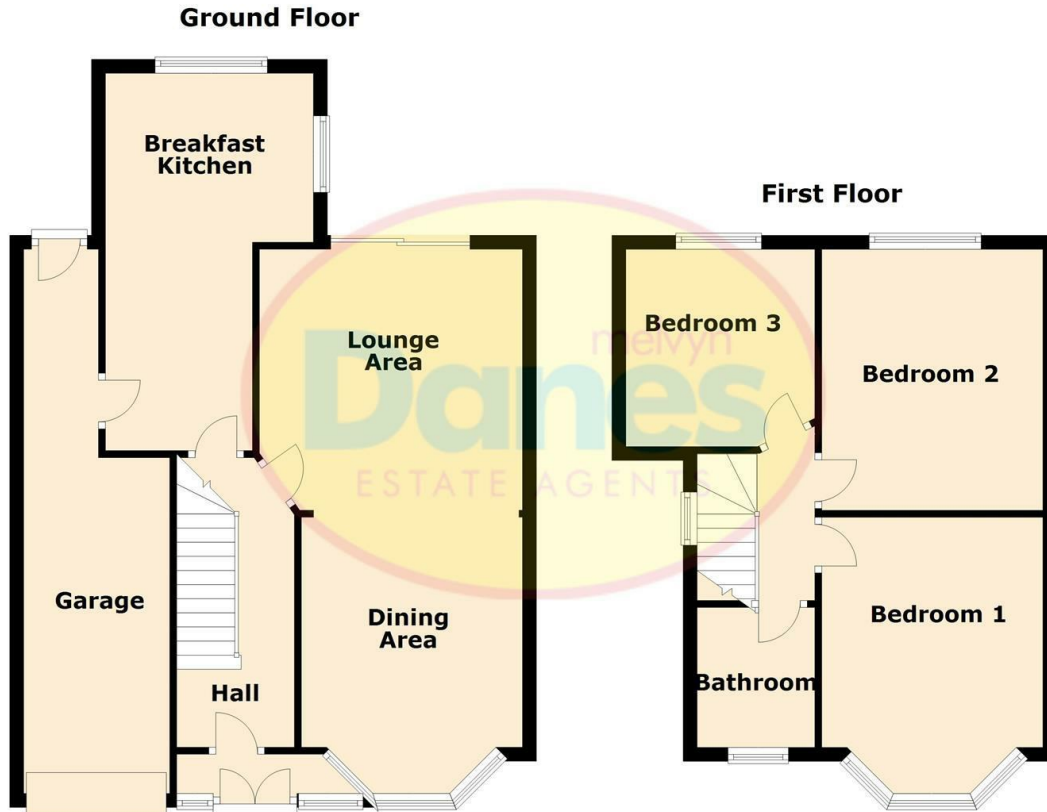
Having paved patio area with shaped bordered lawn beyond, defined fence boundaries, garden shed, greenhouse and store

SIDE GARAGE
16'0" x 7'0" (4.88m x 2.13m)

Having roller door to the front driveway, light, power and plumbing for a washing machine

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.



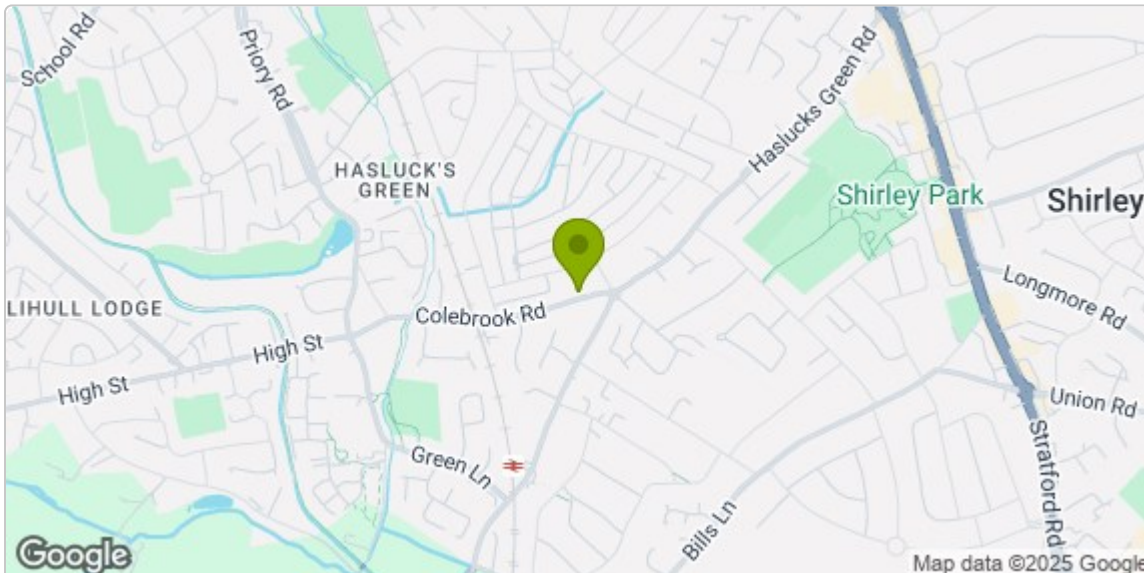
TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 30/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider (data taken from checker.ofcom.org.uk on 30/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
22 Colebrook Road Shirley
Solihull B90 2LD

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(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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