



Colebrook Road, Shirley

Offers In Excess Of £200,000

- DETACHED BUNGALOW
- LOUNGE
- DOUBLE BEDROOM
- UTILITY LOBBY
- REAR GARDEN
- DRIVEWAY
- BREAKFAST KITCHEN
- BATHROOM
- CONSERVATORY
- NO UPWARD CHAIN

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 detached bungalow which offers most individual and deceptively spacious accommodation. Sitting back from the road behind a deep block paved driveway with well stocked shrub borders. A pathway extends to the side of the property where a part glazed front door opens to the

ENTRANCE LOBBY

Having ceiling light point and door opening to the

LOUNGE

14'5" x 11'4" (4.39m x 3.45m)



Having UPVC double glazed window to the side, strip style 'wooden' flooring, coved cornicing to the ceiling, ceiling light point, central heating radiator, doors opening to the utility lobby and bedroom and double opening partially glazed doors opening to the

BREAKFAST KITCHEN **14'3" x 6'5" (4.34m x 1.96m)**



Having UPVC double glazed windows to the rear and side and UPVC double glazed double opening doors opening to the conservatory, ceiling light point, central heating radiator, space for breakfast table and being fitted with a range of wall and base mounted storage units having work surfaces over incorporating 1½ bowl sink and drainer, integrated electric oven with gas hob over, space for fridge and wall mounted Vaillant central heating boiler

CONSERVATORY **12'0" x 10'0" (3.66m x 3.05m)**



Having UPVC double glazed windows overlooking the rear garden and sliding double glazed patio style doors to the rear, ceiling light point, power point and ceramic tiled floor

BEDROOM

13'6" into bay x 9'6" (4.11m into bay x 2.90m)

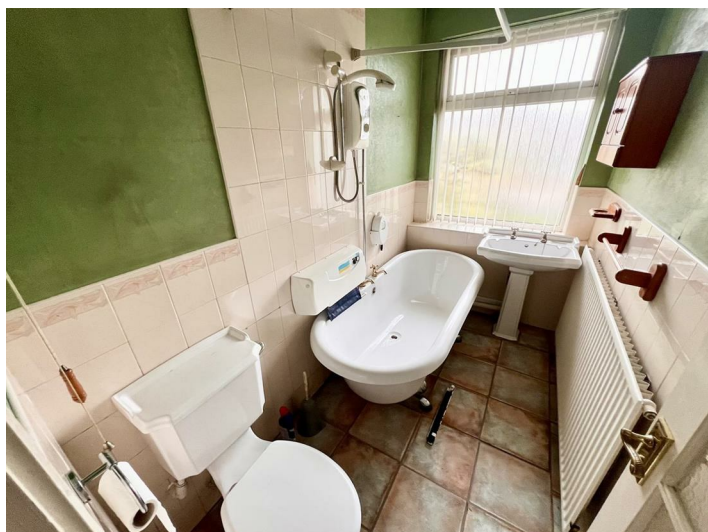


Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and built in wardrobes

UTILITY LOBBY

Having ceiling light point, space and plumbing for automatic washing machine and door opening to the ceiling

BATHROOM



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, coved corning to the ceiling, double ended bath with electric shower over, pedestal wash hand basin and low level WC

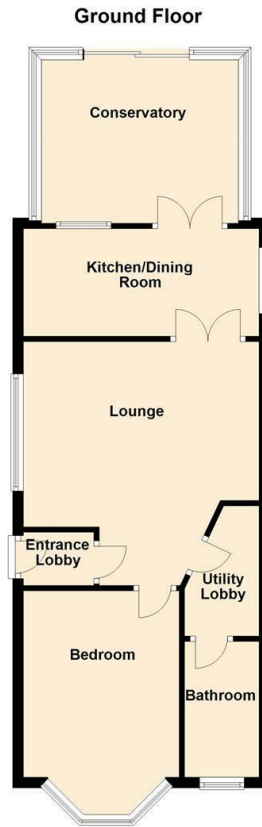
REAR GARDEN



Having a decked area with steps leading to the rest of the garden which is mainly laid to lawn with an abundance of mature plants, shrubs and trees and gated side access

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.



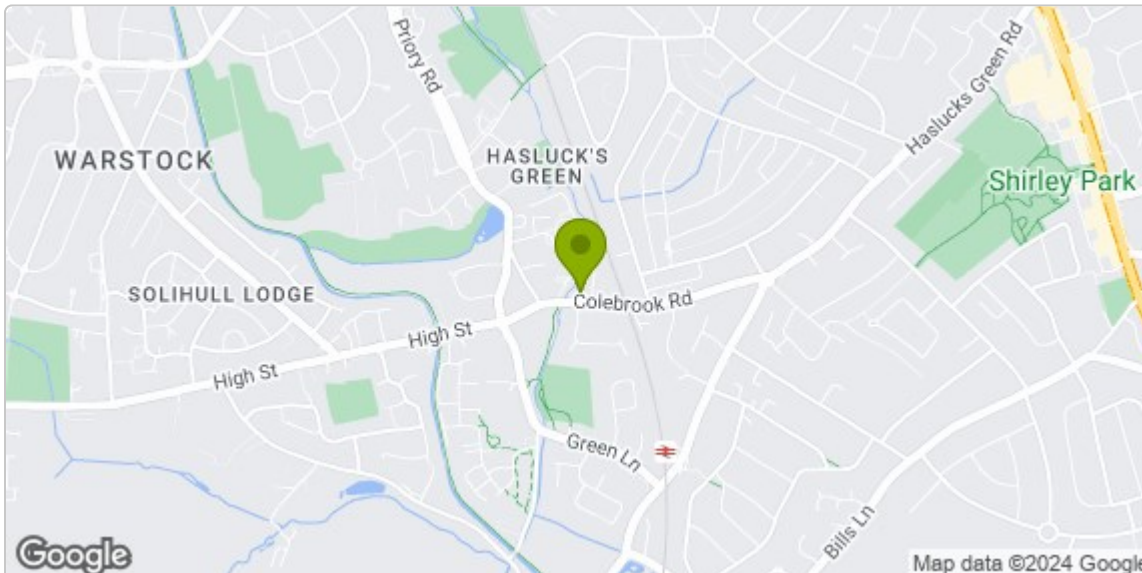
TENURE: We are advised that the property is Freehold.

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:
112 Colebrook Road Shirley
Solihull B90 1AX

Council Tax Band: C

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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