



Streetsbrook Road, Shirley

Offers Around £359,950

- PORCH ENTRANCE
- GUEST CLOAKS WC
- DINING ROOM
- THREE DOUBLE BEDROOMS
- DRIVEWAY PARKING
- RECEPTION HALLWAY
- LOUNGE
- BREAKFAST KITCHEN
- BATHROOM & SEPARATE WC
- DELIGHTFUL REAR GARDEN

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 traditional semi detached house set well back from the road via a deep front driveway which leads in turn to a glazed door opening directly to the

PORCH ENTRANCE

Having tiled flooring and door opening to the

RECEPTION HALLWAY

Having two wall light points, plate rail, staircase rising to the first floor accommodation and doors opening to the lounge, dining room, kitchen and

GUEST CLOAKS WC

Having ceiling light point, extractor fan, low level WC and pedestal wash hand basin



DINING ROOM

15'6" max into bay x 11'10" (4.72m max into bay x 3.61m)

Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator, deep moulded covered cornicing to the ceiling and 'Adams' style fireplace

LOUNGE

12'12 x 11'10" (3.66m x 3.61m)



Having deep moulded covered cornicing to the ceiling, ceiling light point, central heating radiator, brickette fireplace and sliding double glazed patio style doors opening to the

CONSERVATORY

12'0" x 8'2" (3.66m x 2.49m)

Having sliding doors and windows to the rear garden, wall light point and personnel door opening to the patio

BREAKFAST KITCHEN

12'0" x 9'9" (3.66m x 2.97m)



Having UPVC double glazed window to the rear, recessed ceiling spotlights, doors opening to the side access and garage, under stairs pantry and being fitted with wall and base mounted storage units with work surfaces over having inset 1.5 bowl sink and drainer with mixer tap, electric oven, gas hob and space with plumbing for an automatic washing machine

GALLERIED FIRST FLOOR LANDING

Having UPVC double glazed window overlooking the rear garden, wall light point and doors opening to three bedrooms, bathroom and separate WC

BEDROOM ONE

16'2" max into bay x 15'1" (4.93m max into bay x 4.60m)



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

BEDROOM TWO

12'1" x 12'0" (3.68m x 3.66m)



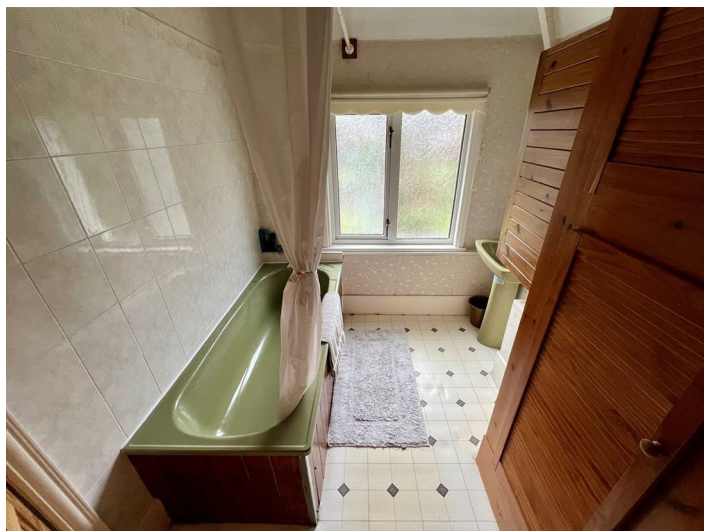
Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

BEDROOM THREE

12'1" x 10'3" (3.68m x 3.12m)

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

BATHROOM



Having ceiling light point, UPVC double glazed window to the rear, airing cupboard, panelled bath with electric shower over and pedestal wash hand basin

SEPARATE WC

Having window to the side, low level WC and ceiling light point

OUTSIDE

DELIGHTFUL REAR GARDEN



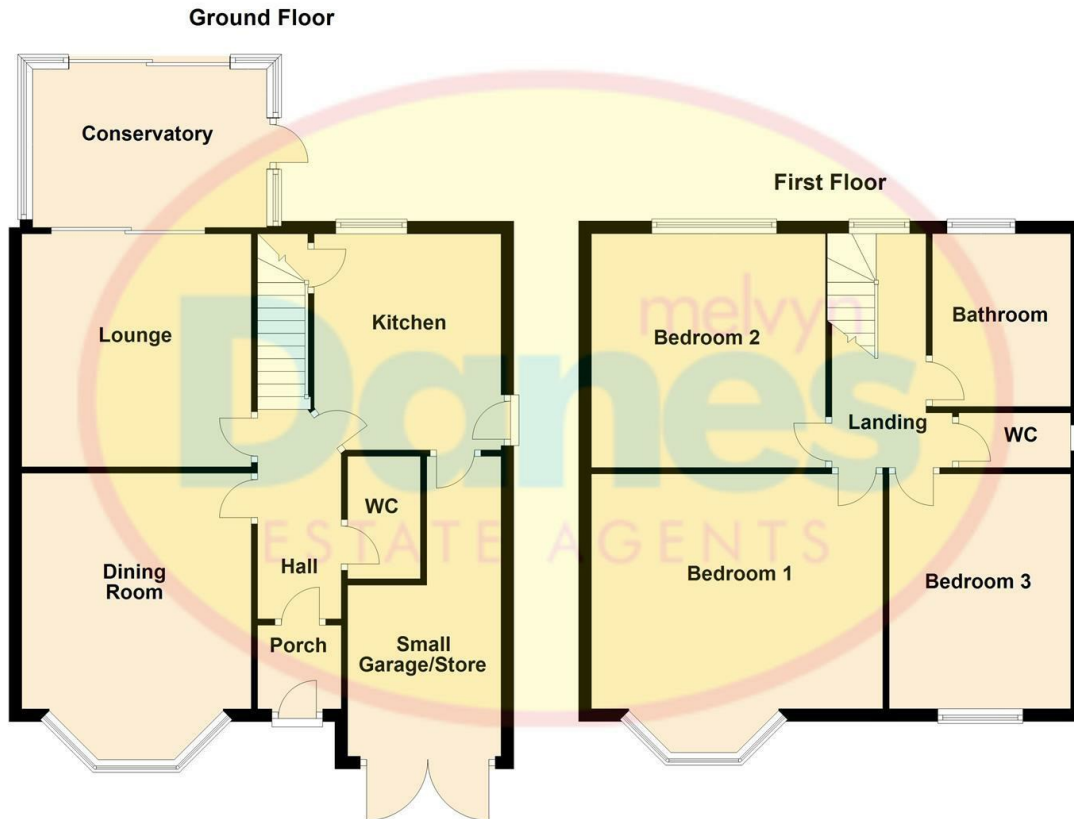
Having patio area with raised lawn beyond having well stocked borders and defined boundaries. There is a gates side access, coal shed and outside WC.

SMALL GARAGE

Having double opening doors to the front driveway

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 but as yet we have not been able to verify this.

COUNCIL TAX - BAND D

VIEWING

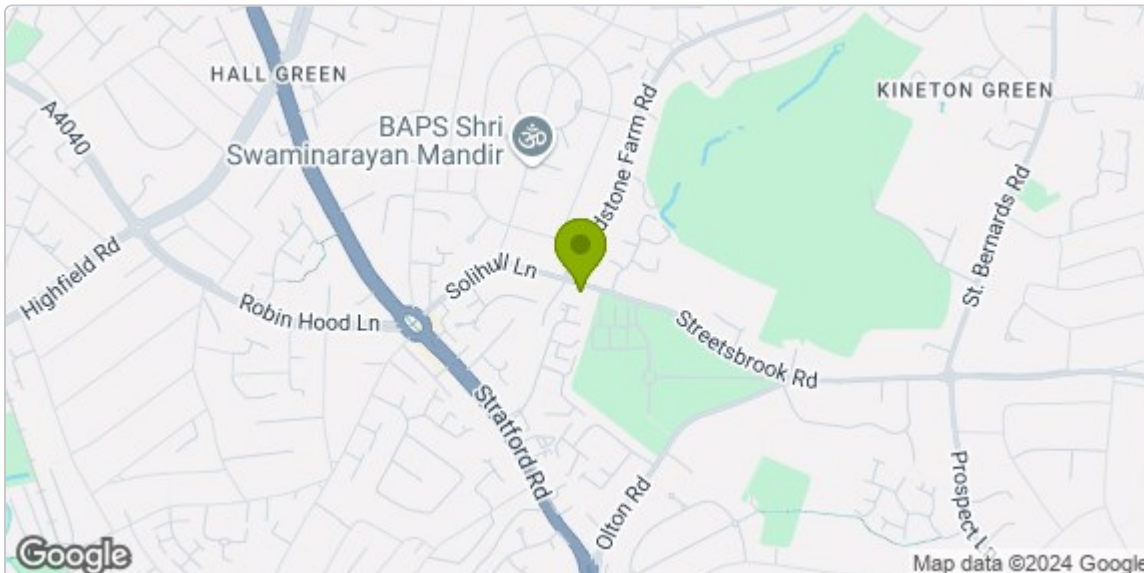
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
12 Streetsbrook Road Shirley
Solihull B90 3PL

Council Tax Band: D

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