



Northbrook Road, Shirley

Offers Around £599,500

- PORCH & HALLWAY
- DINING ROOM
- KITCHEN
- FOUR BEDROOMS + BOX ROOM
- GOOD SIZED REAR GARDEN
- EXTENDED LOUNGE
- BREAKFAST ROOM
- UTILITY WITH WC
- BATHROOM & SEP WC
- GARAGE & DRIVEWAY

Northbrook Road is conveniently located for the local amenities of both Shirley and Solihull, the road is a horse shoe crescent made up of similar mostly detached houses backing onto Palmers Rough recreation ground providing a space for forest walks and having play areas.

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 Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offers 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 well maintained and extended detached house originally constructed in the early 1960's by builders Biddle and Homer. Sitting back from the road behind a lawned foregarden flanked by a tarmac driveway that provides parking for a number of vehicles and extends to a sliding double glazed door which opens to the

PORCH ENTRANCE

Having UPVC double glazed front door with side light release window, opening to the

RECEPTION HALLWAY



Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation, understairs storage

cupboard and doors opening to two reception rooms and breakfast room

EXTENDED LOUNGE **21'6" x 12'0" (6.55m x 3.66m)**



Having double glazed patio style doors to the rear garden, two ceiling light points, central heating radiator and decorative fire surround with inset electric fire

DINING ROOM **12'0" x 12'0" (3.66m x 3.66m)**



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

EXTENDED BREAKFAST ROOM
18'0" x 8'0" (5.49m x 2.44m)



Having UPVC double glazed window to the rear, UPVC double glazed door to the utility area, understairs storage cupboard, ceiling light point and central heating radiator. Open access to the kitchen

KITCHEN
12'7" x 7'1" (3.84m x 2.16m)



Having UPVC double glazed window to the rear, ceiling light point, wall and base mounted storage units with work surfaces, inset sink and drainer, integrated electric oven with hob and extractor canopy over, integrated fridge and freezer

UTILITY AREA
7'3" x 6'4" (2.21m x 1.93m)

Having sliding double glazed doors to the side access, wall light point, door opening to the garage, space and plumbing for washing machine and gate style doors opening to a useful store cupboard and

GROUND FLOOR WC

Having UPVC double glazed window to the side, ceiling light point and mid level WC

INTEGRAL GARAGE
16'0" x 8'2" (4.88m x 2.49m)

Having doors to the front driveway, light, power, UPVC double glazed window to the side and central heating boiler

FIRST FLOOR LANDING

Having ceiling light point, UPVC double glazed window to the side, loft hatch access with drop down ladder leading to part boarded loft space

BEDROOM ONE
16'3" x 12'0" (4.95m x 3.66m)



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

BEDROOM TWO
12'0" x 12'0" (3.66m x 3.66m)



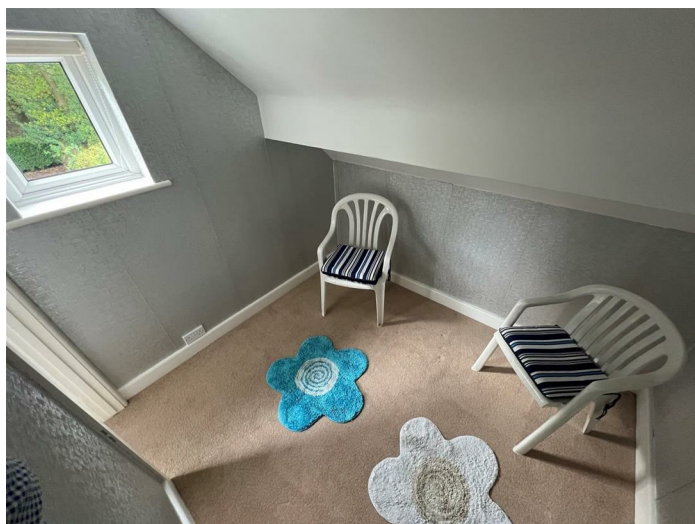
Having UPVC double glazed window to the front, ceiling light point, built in wardrobes and central heating radiator

BEDROOM THREE
12'0" x 8'5" (3.66m x 2.57m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, shelved recess and open access to the

BOX ROOM
8'5" max x 7'0" max (2.57m max x 2.13m max)



Having UPVC double glazed window to the rear and ceiling light point

BEDROOM FOUR
9'7" x 7'0" (2.92m x 2.13m)



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

BATHROOM



Having UPVC double glazed window to the front, recessed ceiling spotlighting, heated towel rail, panelled bath with shower over, pedestal wash hand basin, low level WC and full height wall tiling

SEPARATE WC

Having UPVC double glazed window to the rear, ceiling light point and low level WC

DELIGHTFUL REAR GARDEN

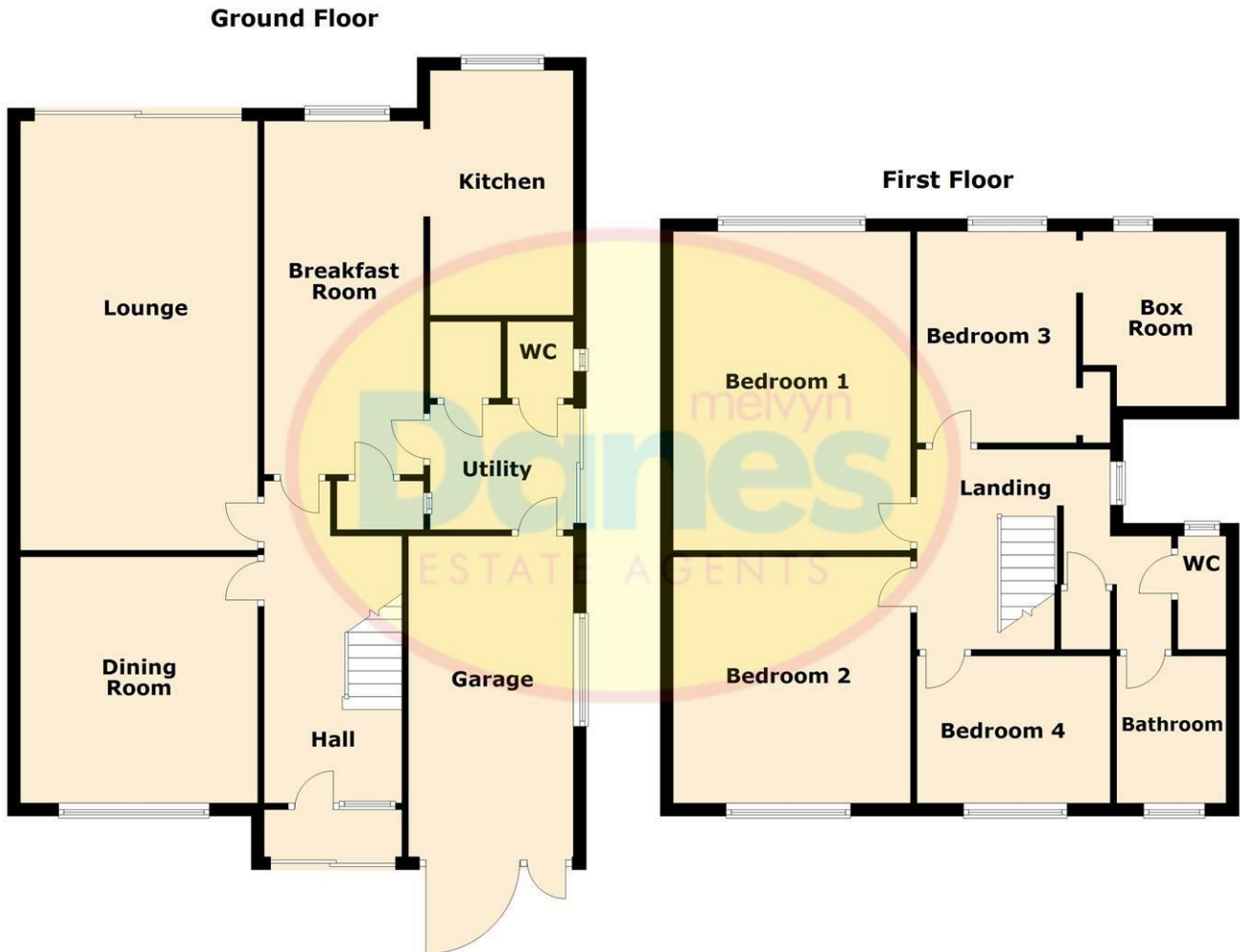


Having block set patio area with gated access to the front, lawn with pathway access to a rear gravel area with gated access to Palmers Rough, defined boundaries and door opening to a covered side storage area



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

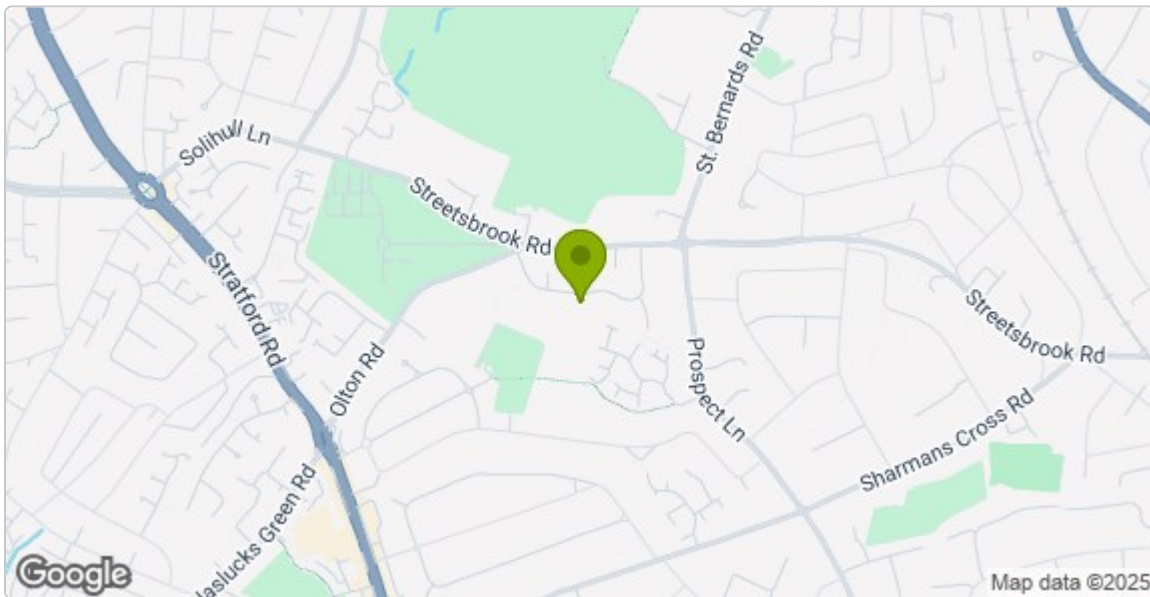
BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on the provider (data taken from checker.ofcom.org.uk on 16/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: 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.



**47 Northbrook Road
Shirley Solihull B90 3NP**

Council Tax Band: F

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