



# Northbrook Road, Shirley

## Offers Around £650,000

- 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

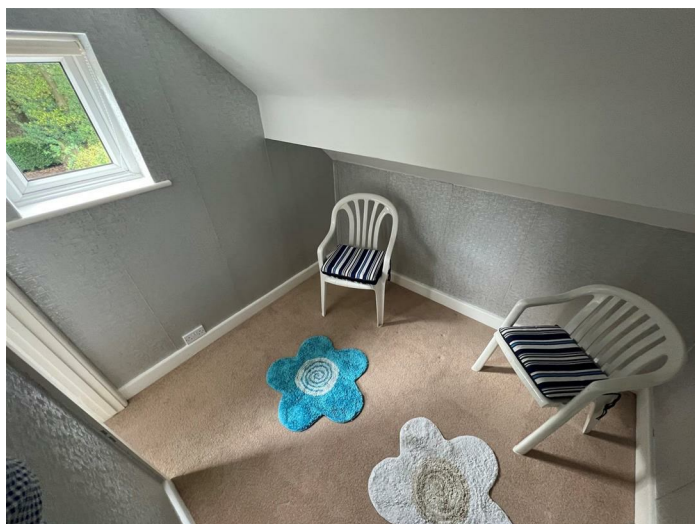


**BEDROOM THREE**  
12'0" x 8'5" (3.66m x 2.57m)



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



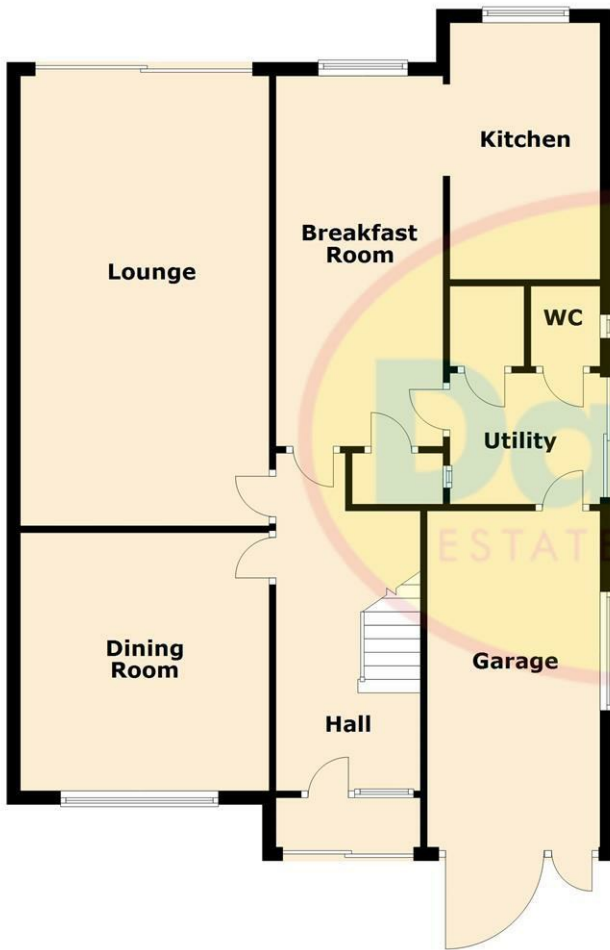
Having block set patio area with gated access to the front, lawn with pathway access to a rear gravel area with gated access to Palmers Rough, defined boundaries and door opening to a covered side storage area



## 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.

Ground Floor



First Floor



**TENURE** We are advised that the property is Freehold

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

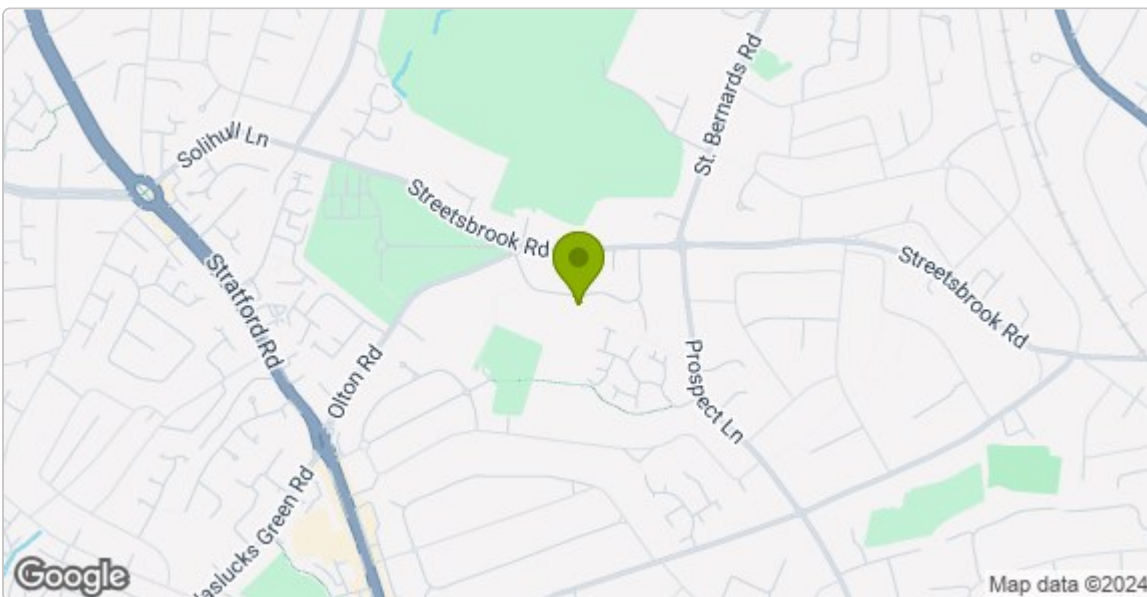
**COUNCIL TAX** - Band F

**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.



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

**Council Tax Band: F**

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

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