



smarthomes

Peterbrook Road

Shirley, Solihull, B90 1 JQ

- A Well Maintained & Extended Detached Family Home
- Three Bedrooms
- Three Reception Rooms
- Landscaped Rear Garden Backing On To Canal

£400,000

EPC Rating 71

Current Council Tax Band D





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is set back from the road behind a lawned fore garden with block paved driveway providing off road parking extending to garage doors and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring and obscure glazed door leading through to

Entrance Hall

With stairs leading to the first floor accommodation, radiator, ceiling light point, coving to ceiling and glazed door leading through to



Spacious Lounge to Front

14' 10" x 14' 2" (4.52m x 4.32m) With double glazed bow window to front elevation providing open views, feature stone effect fire surround with gas fire and stone hearth, wall lighting, coving to ceiling, glazed door to kitchen and feature archway with glazed double doors leading through to

Reception Room Two

9' 9" x 8' 6" (2.97m x 2.59m) With double glazed window to side elevation, radiator, wall lighting, coving to ceiling and feature archway with glazed double doors leading through to

Reception Room Three to Rear

18' 0" x 12' 6" (5.49m x 3.81m) With two sets of double glazed patio doors leading out to the landscaped rear garden, two radiators, ceiling light point, wall lighting and coving to ceiling



Kitchen

9' 6" x 9' 6" (2.9m x 2.9m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob, inset eye-level oven and grill, breakfast bar, radiator, ceiling light point, wood effect flooring, door to useful under-stairs storage cupboard, obscure sliding windows to reception rooms one & two and door leading through to



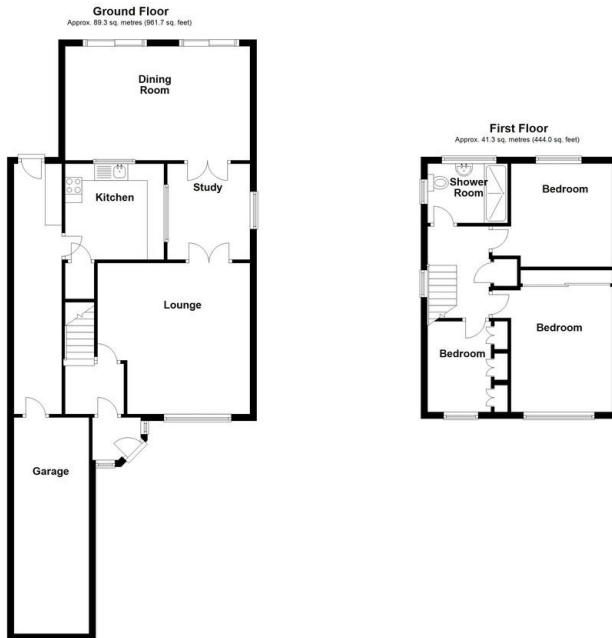
Side Passage

24' 0" x 8' 0" (7.32m x 2.44m) With glazed door leading out to the rear garden, space and plumbing for washing machine, ceiling strip light and glazed door leading into garage

Accommodation on the First Floor

Landing

With access to loft space, obscure double glazed window to side elevation, built-in airing cupboard housing Worcester boiler and doors radiating off to



Total area: approx. 130.6 sq. metres (1405.7 sq. feet)

Bedroom One to Front

12' 10" x 11' 10" (3.91m x 3.61m) With triple fitted wardrobes, radiator and double glazed window front elevation providing open views

Bedroom Two to Rear

12' 0" x 9' 8" (3.66m x 2.95m) With double glazed window overlooking landscaped rear garden with canal beyond, radiator and ceiling light point

Bedroom Three to Front

9' 3" x 6' 0" (2.82m x 1.83m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted wardrobes

Family Shower Room to Rear

Being fitted with a three piece white suite comprising of; oversized walk-in shower cubicle, low flush WC and vanity wash hand basin with complementary tiling to walls and floor, obscure double glazed window to rear and ceiling light point

Landscaped Rear Garden

With well stocked shrub borders, lawned areas, ornamental pond, paved pathway leading to timber built potting shed, feature steps leading to raised area to canal side which has previously benefitted from mooring rights

Garage

22' 8" x 8' 2" (6.91m x 2.49m) With up and over garage door to driveway and cold water tap

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.