

# Horton & Senate



3 Northbrook Road, Shirley, Solihull, B90 3NT

£550,000

- No Chain
- Two Reception Rooms
- Bathroom
- Kitchen/Diner
- Garage
- Four Bedrooms
- Conservatory
- Shower Room
- Private Rear Garden
- Must View



# 3 Northbrook Road, Solihull B90 3NT

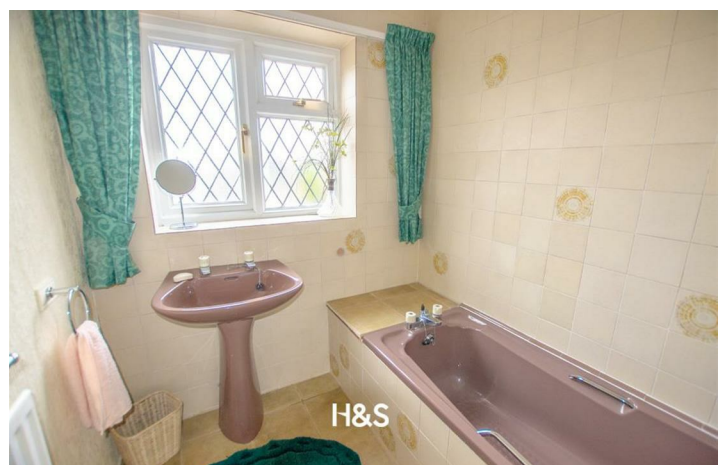
This detached house on Northbrook Road is a remarkable opportunity for those looking to settle in a spacious and well-located home in Solihull. Do not miss the chance to make this delightful property your own.

4

2

3

Council Tax Band: F



## Description

### Entrance Hall

The welcoming hallway has stairs leading to the first floor landing a central heating radiator, a door to the ground floor WC and doors to the ground floor rooms

### Reception room

3.7x4.3

There is a large bay window to the front, a central heating radiator, a feature fireplace and double doors leading to the lounge

### Reception room

3.6x5.2

The lounge is situated to the rear of the property. It has double glazed aluminium sliding doors to the rear leading onto the conservatory that is overlooking the private rear garden, a central heating radiator and inset feature fire.

### Conservatory

2.7x4.0

A useful room for relaxing with pleasant views overlooking the well maintained private rear garden

### Kitchen

4.0max x 4.7max

The kitchen diner comprises of a range of wall and floor base units with work surface over that incorporate an electric hob, integrated oven, an inset stainless steel sink with mixer tap and drainer and tiling to splash prone areas. There is space for a dishwasher fridge freezer, and a dining table. To the rear there is sliding patio doors leading to the garden and a double glazed door leading to the utility room.

### Utility

1.9x2.2

The handy room with a sink and wall and floor base units saturating radiator, a side door leading to the rear garden and a door leading to the garage.

### WC

## First floor

### Landing

The split level landing has doors to access the first floor rooms, a pull down loft hatch with ladder and a central heating radiator

### Bathroom

The suite comprises of a panelled bath with electric shower over, a pedestal sink and tiling to splash prone areas. There is a double glaze window to the front and a central heating radiator.

### Separate WC

### Shower room

The suite comprises of an enclosed shower cubicle, a pedestal sink, tiling to splash prone areas, a double glazed window and a central heating radiator.

### Bedroom one

3.2x4.6

A large double bedroom with a range of built-in wardrobes, a double glazed window to the front and a central heating radiator

### Bedroom two

3.6x4.9

situated to the rear of the property, another large double bedroom with built-in wardrobes, a double glazed window overlooking the private rear garden and a central heating radiator.

### Bedroom three

A third double bedroom with a double glazed window overlooking the rear garden, a central heating radiator, built-in wardrobes and a door leading to the large storage room under the eaves.

### Bedroom four

2.4x2.8

Another large bedroom with built-in wardrobes, a built-in desk, a central heating radiator and a double glaze window to the front

### Rear Garden

A private rear garden which is ideal for gardening

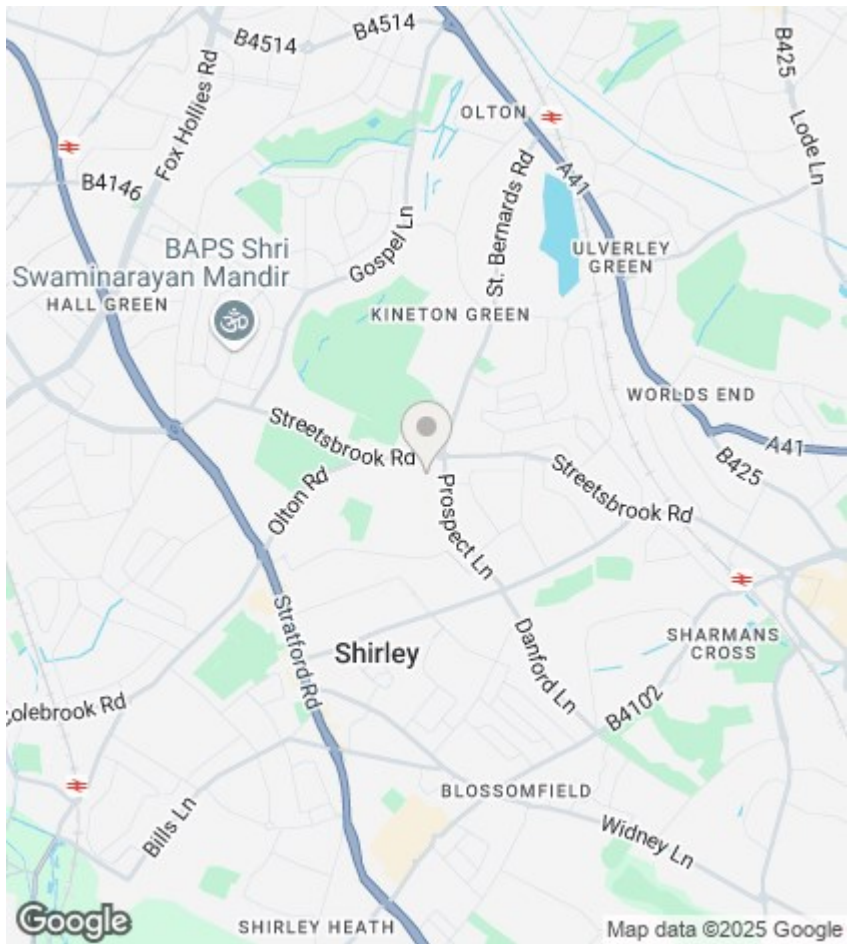
enthusiasts and families alike. It is easterly facing with a slabbed patio area suitable for entertaining which leads down to a long lawn with a further rear patio area to the rear with space for a shed and greenhouse. There is fencing to the boundaries and access to the side leading to the front of the property.

Garage  
2.6x5.2









## Directions

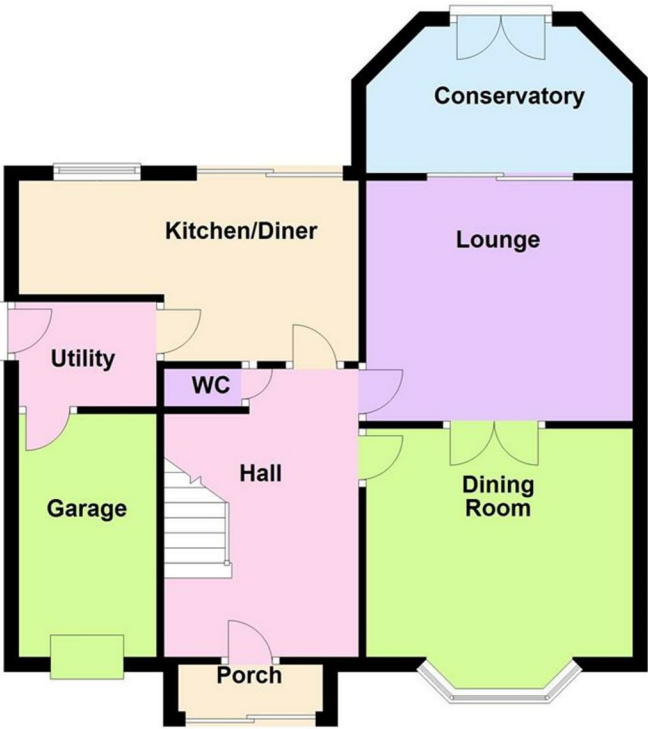
## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Ground Floor



First Floor

