



Peterbrook Road, Shirley

Offers Around £359,950

- PORCH & HALLWAY
- UTILITY & GROUND FLOOR WC
- REFITTED DINING KITCHEN
- FOUR BEDROOMS
- REAR GARDEN
- GROUND FLOOR BEDROOM & STUDY
- LOUNGE WITH BALCONY
- BATHROOM
- GARDEN ROOM
- LARGE SIDE GARAGE

Peterbrook Road is conveniently located leading from the High Street in Solihull Lodge and running all the way to Majors Green. The road is a pleasant mix of open green land and residential property.

There are local bus services which operate along High Street, Solihull Lodge, providing access to the A34 Stratford Road in Shirley, where there are numerous shops and business premises, and travelling south along the A34 one will pass Cranmore/Widney/Monkspath Business Parks and on to the M42 motorway, which forms the hub of the national motorway network, and provides access at its junction with the A45 Coventry Road to the National Exhibition Centre and Birmingham International Airport and Railway Station.

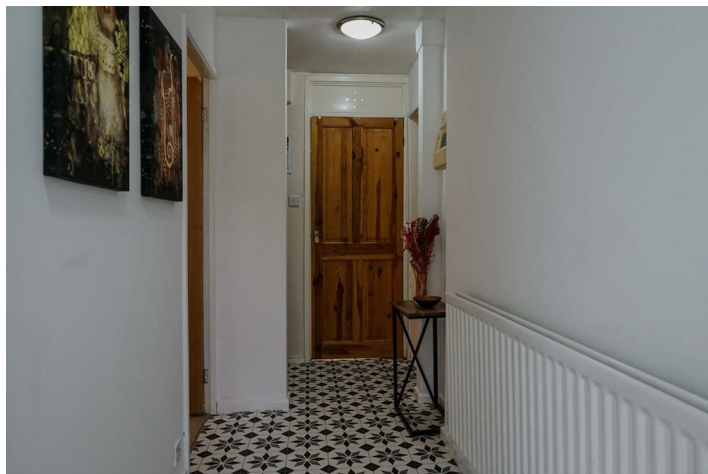
Aqueduct Road leads from High Street, which in turn leads to Green Lane at the end of which is access to Shirley Railway Station which offers commuter services to Birmingham City Centre and beyond. Schools in the area include Peterbrook Primary School, Mill Lodge primary School, and we are advised that the property currently falls into the Light Hall Senior School catchment, subject to confirmation from the Education Department.

A popular location therefore for this most unusual semi detached property constructed in the 1970's by David Charles Housebuilders, arranged over three floors to take advantage of the most pleasant aspect to the front. Sitting back from the road behind a lawned foregarden flanked by a driveway which leads to a sliding double glazed door, opening to the

PORCH ENTRANCE

Having front door opening to the

RECEPTION HALLWAY



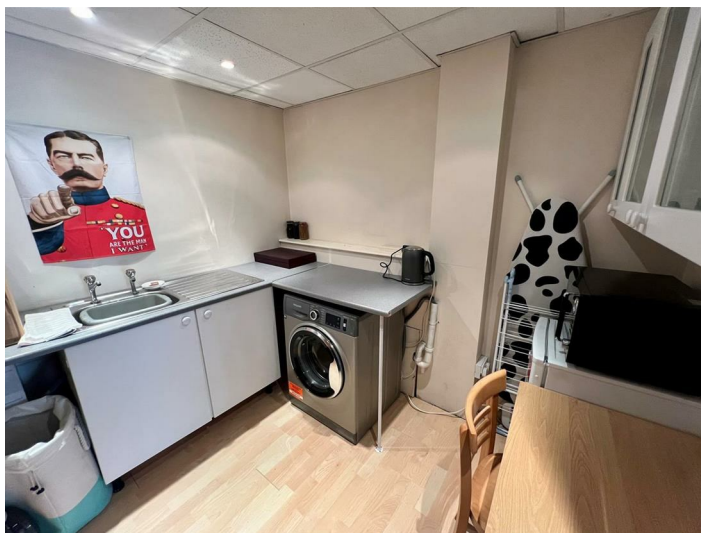
Having two ceiling light points, central heating radiator, staircase rising to the first floor accommodation and doors opening to utility, study and ground floor WC

STUDY 10'2" x 9'9" (3.10m x 2.97m)



Having window to the front and ceiling light point

UTILITY ROOM 8'5" x 7'6" (2.57m x 2.29m)



Having recessed ceiling spotlights, sink and drainer unit, space and plumbing for washing machine and open access to the



GROUND FLOOR BEDROOM 5
11'0" x 7'10" (3.35m x 2.39m)



Having UPVC double glazed patio style window to the front, recessed ceiling spotlights and central heating radiator

GROUND FLOOR WC

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

FIRST FLOOR LANDING

Having staircase rising to the second floor accommodation, ceiling light point and doors opening to lounge, dining kitchen and bathroom

LOUNGE

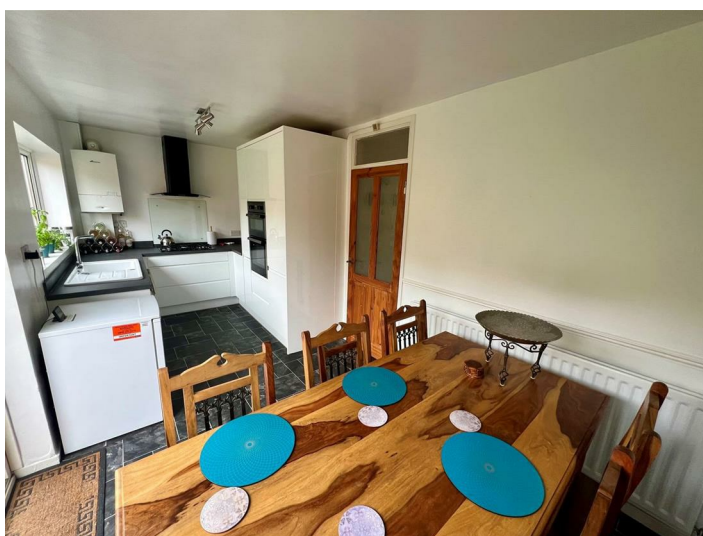
18'2" x 9'7" (5.54m x 2.92m)



Having sliding UPVC double glazed patio style doors and window to the balcony, two ceiling light points, feature fireplace with inset electric fire and central heating radiator



DINING KITCHEN
18'2" x 8'0" (5.54m x 2.44m)



Having UPVC double glazed sliding patio style doors and window to the rear garden, two ceiling light points, central heating radiator, space for dining table and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, inset gas hob with extractor canopy over, integrated electric double oven and dishwasher





FAMILY BATHROOM



Having ceiling light point, airing cupboard, UPVC double glazed window to the side, panelled bath with shower over, pedestal wash hand basin, mid level WC and complementary wall tiling

SECOND FLOOR LANDING

Having loft hatch access, ceiling light point and doors opening to four bedrooms

BEDROOM ONE 10'2" x 9'9" (3.10m x 2.97m)



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

BEDROOM TWO 12'11" x 7'8" (3.96m x 2.34m)



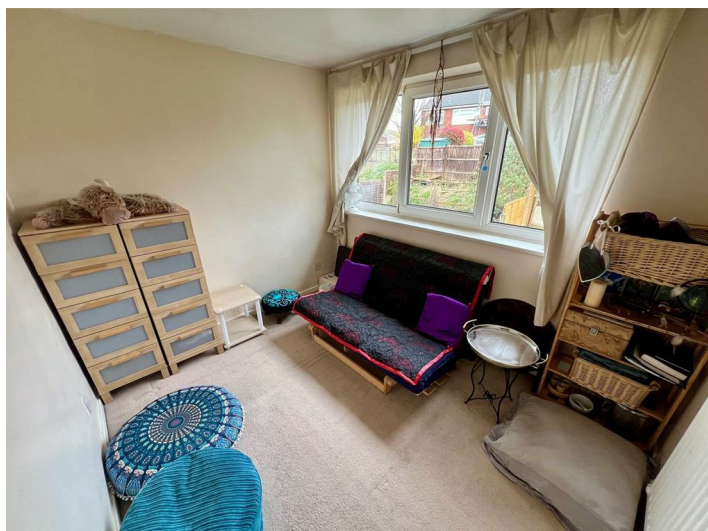
Having ceiling light point, central heating radiator and UPVC double glazed window to the front

BEDROOM THREE
11'3" x 7'9" (3.43m x 2.36m)



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

BEDROOM FOUR
10'2" x 8'2" (3.10m x 2.49m)

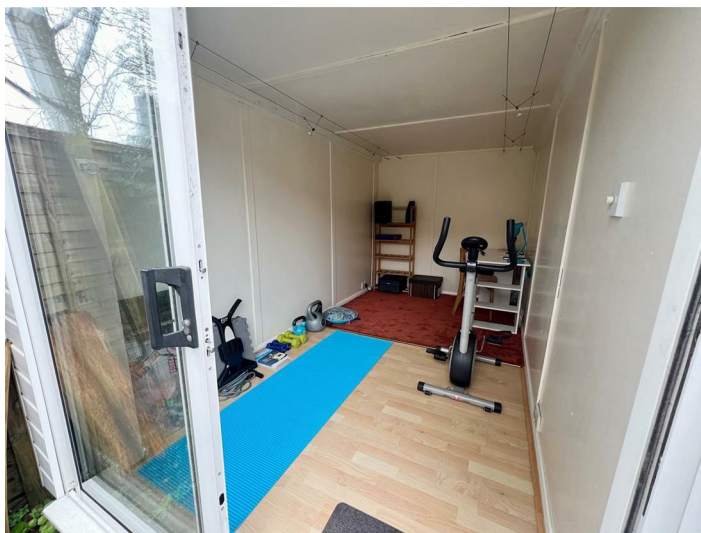


Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

OUTSIDE

REAR GARDEN

Having paved patio area with outside tap, raised lawn with additional raised planted areas to the top, defined fence boundaries and access to the garden room and the garage via a set of steps



GARDEN ROOM
12'7" x 6'10" (3.84m x 2.08m)

Having UPVC double glazed sliding patio style doors opening to the rear garden, light and power

LARGE SIDE GARAGE
20'0" x 9'7" (6.10m x 2.92m)

Accessed via a staircase down from the rear garden and having up and over door to the front driveway, light, power and sink. There is also a cold water tap on 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.

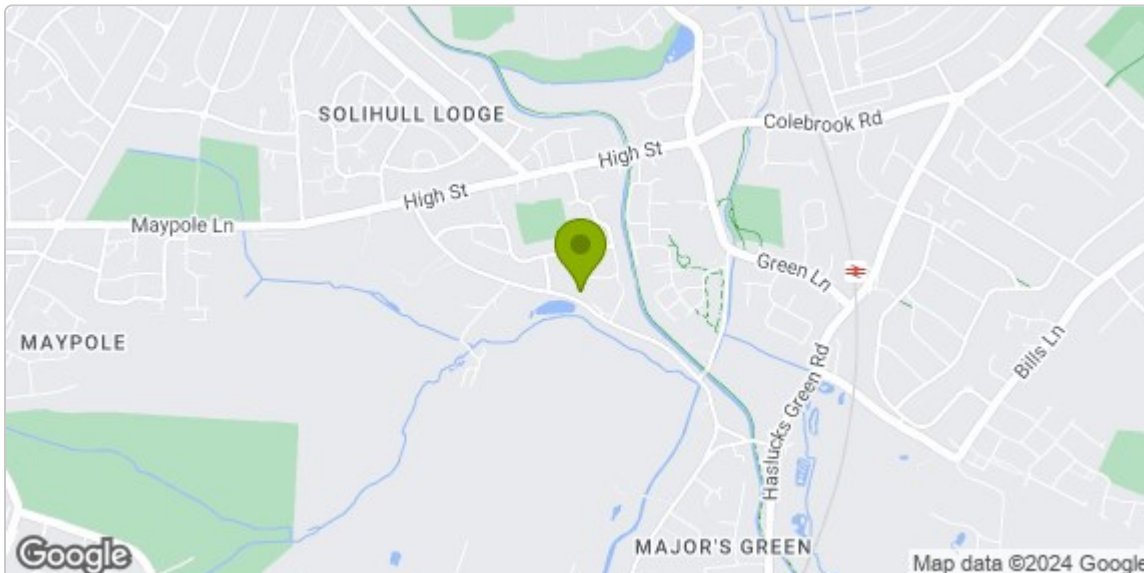
COUNCIL TAX -Band C

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:

318 Peterbrook Road Shirley
Solihull B90 1JQ

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C	75	85
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk