



melvyn
Danes
ESTATE AGENTS

Peterbrook Road

Shirley

Offers Around £359,950

Description

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 beautifully presented, extended semi detached property that has a good size driveway that leads to accommodation comprising in brief of reception hallway, fantastic open plan kitchen/living/family space with bi fold doors to the rear garden, play room/study, laundry cupboard, three good size bedrooms, family bathroom and single garage.



HALLWAY

OPEN PLAN KITCHEN/LIVING SPACE

20'3" x 17'8" (6.17m x 5.38m)

PLAYROOM/STUDY

11'8" x 6'9" (3.56m x 2.06m)

LAUNDRY CUPBOARD

FIRST FLOOR LANDING

BEDROOM ONE

12'5" x 10'0" (3.78m x 3.05m)

BEDROOM TWO

10'5" x 8'5" (3.18m x 2.57m)

BEDROOM THREE

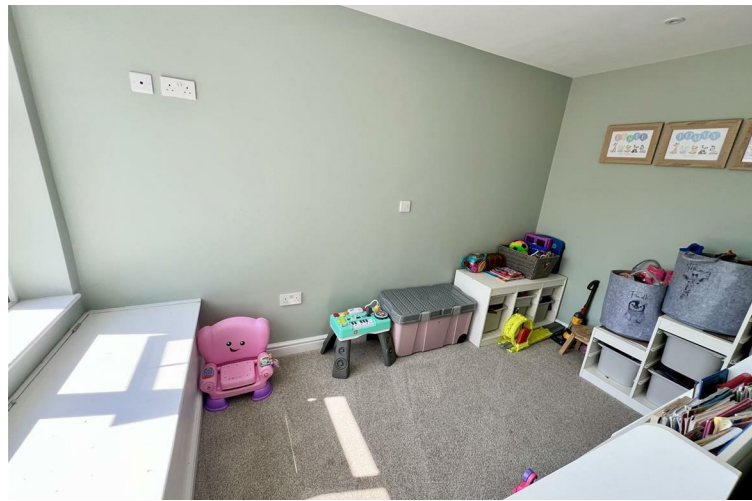
11'1" x 7'11" max (3.38m x 2.41m max)

BATHROOM

GARAGE

16'1" x 8'2" (4.90m x 2.49m)

REAR GARDEN



TENURE: We are advised that the property is Freehold

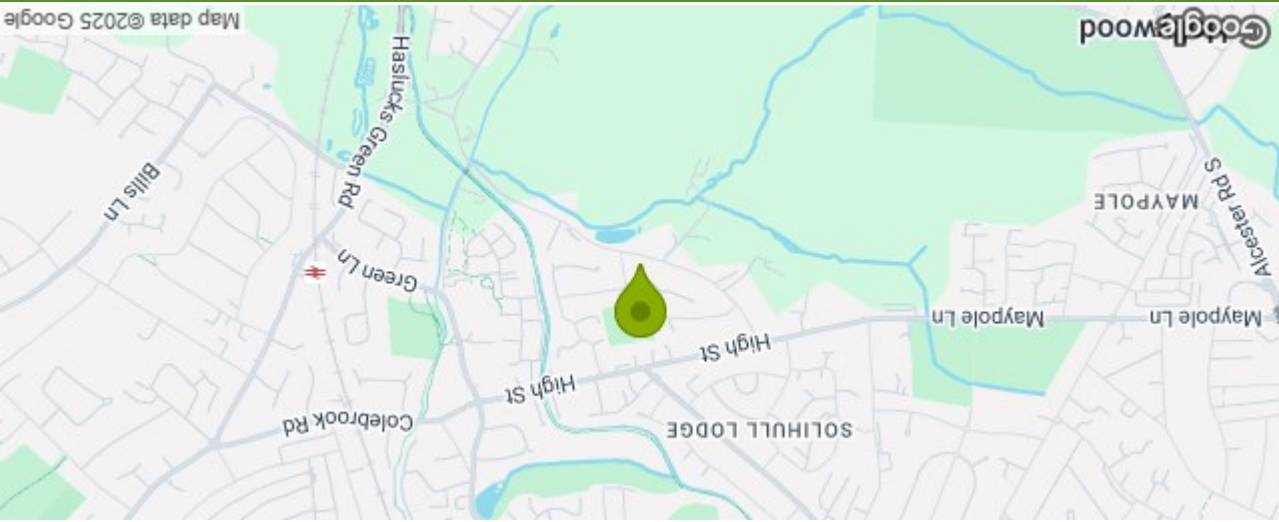
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 02/05/2025. 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 02/05/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

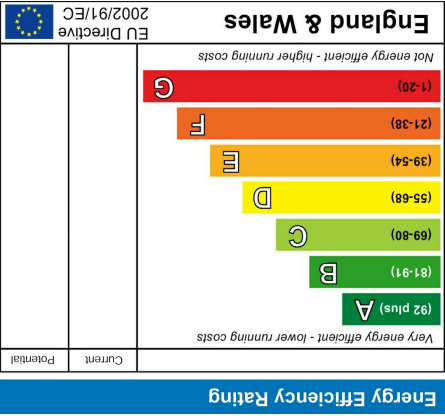
VIEWING: By appointment only with the office on the number below.

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.



346 Peterbrook Road Shirley Solihull B90 1HY
Council Tax Band: C



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.