



**Danes**  
melvyn  
ESTATE AGENTS

**Northbrook Road  
Shirley  
Offers Around £675,000**

## Description

Northbrook Road is conveniently located for the local amenities of both Shirley and Solihull, the road is a horse shoe cul de sac made up of similar detached houses backing onto Palmers Rough recreation ground with its forest walks and 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 hosteries and there are frequent bus services running Streetsbrook Road Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering 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.

This beautifully presented detached property has been extended and refurbished to make it a fantastic, well proportioned family home. The front door opens to the reception hallway where there are doors off to the lounge and family room and stairs rising to the first floor landing. In addition to those great spaces the ground floor also has a refitted kitchen diner, conservatory, study, utility room, guest cloaks, storage area and garage.

To the first floor there is a master bedroom with en-suite, two further double bedrooms and family bathroom.

There are stairs rising to the second floor landing where there are a further two double bedrooms and shower room.

The well maintained rear garden is a good size and is stocked with an abundance of mature plants, shrubs and trees.



# Accommodation

## RECEPTION HALLWAY

## LOUNGE

15'8" max x 15'1" max (4.78m max x 4.60m max)

## KITCHEN DINER

24'10" x 9'11" max (7.57m x 3.02m max)

## CONSERVATORY

9'10" x 9'8" (3.00m x 2.95m)

## STUDY

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

## UTILITY

## GROUND FLOOR WC

## FAMILY ROOM

16'7" x 8'2" (5.05m x 2.49m)

## FIRST FLOOR LANDING

## MASTER BEDROOM

14'1" x 9'11" (4.29m x 3.02m)

## EN-SUITE

## BEDROOM TWO

19'3" max x 13'0" (5.87m max x 3.96m)

## BEDROOM THREE

13'4" x 8'5" (4.06m x 2.57m)

## FAMILY BATHROOM

## SECOND FLOOR LANDING

## BEDROOM FOUR

15'10" x 12'2" max (4.83m x 3.71m max)

Restricted head height

## BEDROOM FIVE

15'7" x 8'4" max (4.75m x 2.54m max)

Restricted head height

## SHOWER ROOM

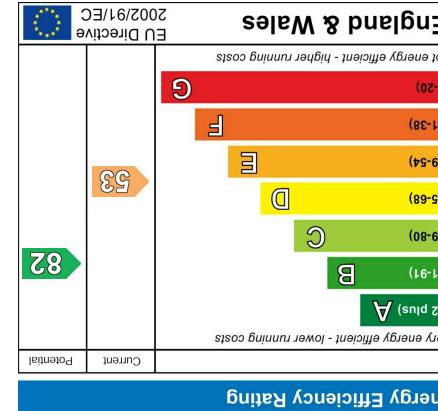
## REAR GARDEN

## GARAGE

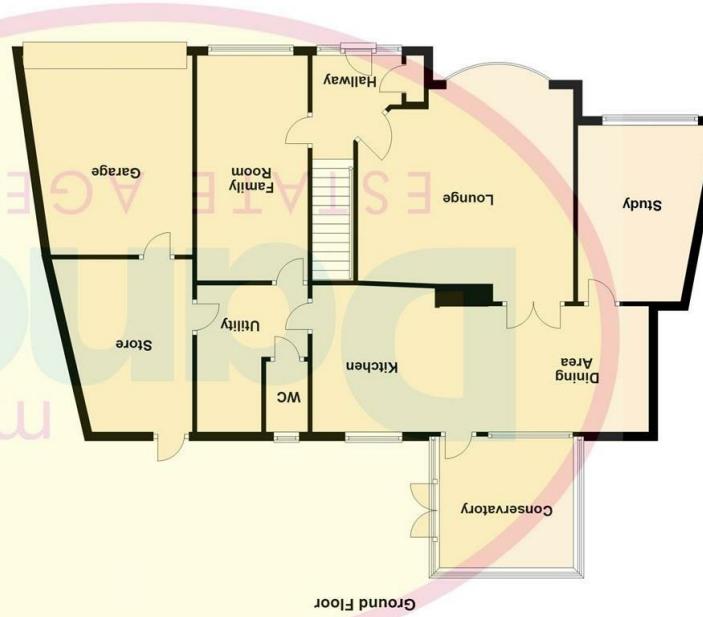
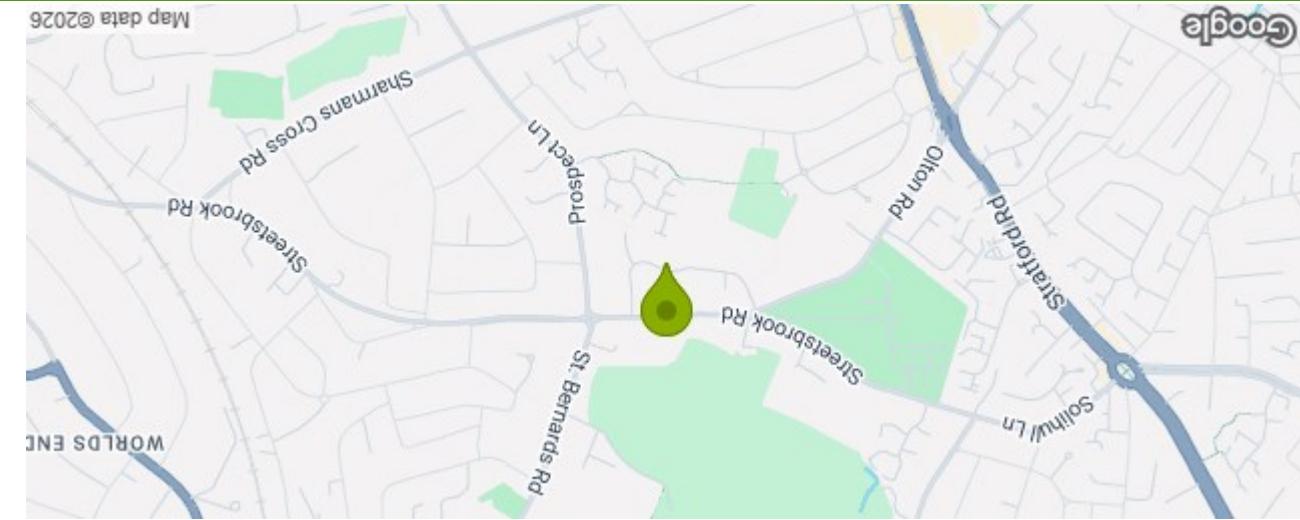
16'7" x 12'7" max (5.05m x 3.84m max)



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.



33 Northbrook Road Shirley Solihull B90 3NR  
Council Tax Band: F



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

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checkerboard.magenta.uk on 09/05/2025). Please note that certain services available may be different depending on the particular circumstances, precise location and network outages.

09/05/2025. Actual service availability at the property or speeds received may be different.

BROADBAND: We understand that the standard broadband download speed at the property is around 13 Mbps, however currently achievable for the property post code area is around 1800 Mbps. Data taken from checkerboard.magenta.uk on 09/05/2025. Please note that the speed is carried out. The estimated fastest download speed currently achievable for the property is likely to have limited current mobile coverage (data taken from checkerboard.magenta.uk on 09/05/2025). Please note that certain services available may be different depending on the particular circumstances, precise location and network outages.