



smarthomes

Peterbrook Road

Shirley, Solihull, B90 1HY

- Immaculately Presented & Substantially Extended Detached Family Home
- Four Double Bedrooms
- Open Plan Re-Fitted Family Kitchen/Diner
- Luxury Ground Floor Shower Room

£525,000

EPC Rating 65

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 block paved driveway providing off road parking with a laid lawn area to side and a UPVC double glazed door leading into

Extended Enclosed Porch

With feature glazed window to front, stripped timber effect flooring and door leading to

Spacious Open Plan Lounge to Front

18' x 14' 2" (5.49m x 4.32m) With double glazed bow window to front elevation, double central heating radiator, LED ceiling spot lights, stairs rising to first floor with LED lighting, door leading off to guest wc and shower room and door leading off to storage



Luxury Ground Floor Shower Room

Being fitted with a luxury white suite comprising of a large walk in shower with crittall style glass screen, contemporary wash hand basin and a low flush W.C. Tiling to splash prone areas and floor and LED ceiling spot lights

Extended Open Plan Re-Fitted Kitchen/Diner to Rear

15' 11" x 22' 0" (4.85m x 6.71m)

Family Area

Family area with polished Porcelain marble effect tiling, double glazed window to the side elevation, double glazed French doors to rear garden. Feature lighting to dining area with additional inset downlighters and opening to:



Superb Kitchen

Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a double bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas on glass hob with extractor hood over. Integrated oven, integrated fridge/freezer, integrated dishwasher, tiling to floor, radiator, ceiling spot lights and light points, UPVC double glazed windows to the side and rear aspects and UPVC double glazed French doors leading to rear garden

Landing

With LED lighting to stairs, ceiling light point, double glazed window, loft hatch and doors leading off to



Master Bedroom to Rear

13' 5" x 11' 9" (4.09m x 3.58m) With double glazed window to rear elevation, stripped timber effect flooring, radiator and ceiling light point

Bedroom Two to Front

10' 10" x 10' 5" (3.3m x 3.18m) With double glazed window to front elevation, stripped timber effect flooring, radiator and ceiling light point



Dual Aspect Bedroom Three

16' 2" x 11' (4.93m x 3.35m) With double glazed windows to side and rear elevations, radiator and two ceiling light points

Bedroom Four to Front

11' 2" x 7' 8" (3.4m x 2.34m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Side

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the side elevation



Landscaped Rear Garden with Home Office

Being mainly block paved for ease of maintenance with a suspended canopy, further gravelled area, well stocked shrub borders, panelled fencing to boundaries and access to

Bespoke Home Office

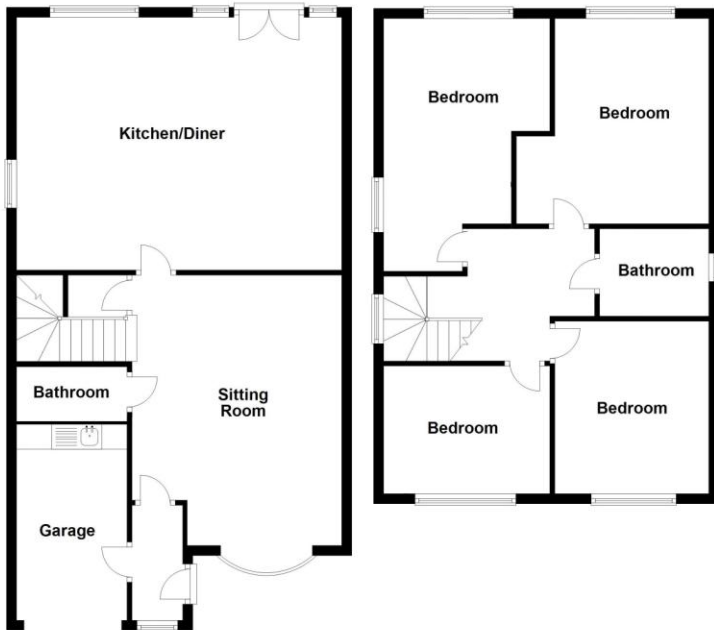
17' 6" x 9' 5" (5.33m x 2.87m) Being accessed via double glazed sliding doors with double glazed windows, feature LED lighting, tiled flooring and door to further storage

Garage Store/Utility

10' 11" x 7' 11" (3.33m x 2.41m) With side hung doors to property frontage, tiled flooring, wall mounted gas central heating boiler, space and plumbing for washing machine, LED ceiling spot lights and courtesy door to hallway

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		81
(69-80)	C		
(55-68)	D	55	
(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.