



Lowbrook Lane, Tidbury Green

Offers Around £600,000

- ENTRANCE HALLWAY
- DINING ROOM/BEDROOM
- CONSERVATORY
- REFITTED FIRST FLOOR BATHROOM
- GARAGE
- LOUNGE
- KITCHEN
- FOUR BEDROOMS
- ESTABLISHED LARGE REAR GARDEN
- EXTENSIVE FRONT DRIVEWAY

Lowbrook Lane is located in the small hamlet of Tidbury Green, nestling between Shirley and Earlswood this small enclave contains a variety of properties ranging from cottages to large executive houses. Surrounding Tidbury Green are many areas of open space, including the famous Earlswood Lakes in one direction and Bills Woods in the opposite direction, both providing pleasant recreation areas.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and 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.

An ideal location therefore for this detached bungalow. The property sits back from the road behind an extensive paved front driveway with parking for multiple vehicles. A UPVC double glazed door opens into the

ENTRANCE HALLWAY

Having turned staircase to the first floor accommodation, ceiling light point, wall light point, central heating radiator and doors to the cloaks cupboard, kitchen, lounge, dining room/ bedroom and rear reception room/bedroom

LOUNGE

17'9 into bay x 12'9 (5.41m into bay x 3.89m)



Having UPVC double glazed bay window to the front and windows to the side, ceiling light point, central heating radiator and feature stone open fireplace

DINING ROOM/BEDROOM

14'9 into bay x 11'10 (4.50m into bay x 3.61m)



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

REAR RECEPTION ROOM/BEDROOM

12'11 into circular bay x 10'10 (3.94m into circular bay x 3.30m)



Having UPVC double glazed circular bay window to the front, ceiling light point, central heating radiator and oak fireplace with tiled hearth

KITCHEN

14'6 x 11'11 (4.42m x 3.63m)



Having a traditional range of wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, integrated four ring gas hob with extractor over, eye level double oven, fridge freezer, space for dishwasher, ceramic wall and floor tiles, ceiling light point, central heating radiator, windows to the rear and side and door into the

CONSERVATORY

16'1 x 9'4 (4.90m x 2.84m)

Having UPVC double glazed windows and sliding patio style doors to the rear, further side door, tiled flooring and door into the

GROUND FLOOR WC

Having wash hand basin and low level WC

GALLERIED LANDING

Having UPVC double glazed window to the rear, ceiling light point and doors to two first floor bedrooms and refitted bathroom

BEDROOM 1

14'0 x 10'6 (4.27m x 3.20m)



Having Velux window, ceiling spot lights, central heating radiator, built in wardrobes and door to eave storage

BEDROOM 2

11'10 x 11'8 (3.61m x 3.56m)

Having UPVC double glazed window to the side, ceiling light point, central heating radiator and built in wardrobes

REFITTED BATHROOM



Having P shaped bath with shower over and curved glazed side screen, wash hand basin in vanity unit, low level WC, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the front

GARAGE

17'3 x 9'4 (5.26m x 2.84m)

Having light and power and up and over door to the front driveway

ESTABLISHED REAR GARDEN

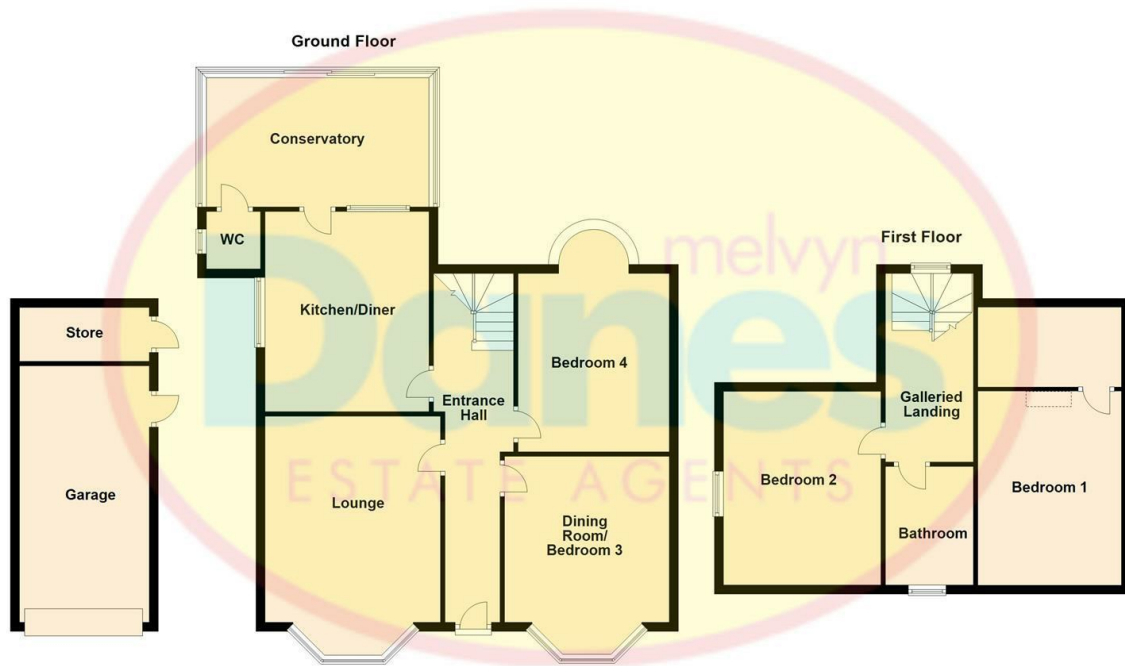


Being a most appealing aspect of this property with paved patio area leading to extensive lawn over two sections divided by mature flower, shrub and herbaceous borders, fruit and deciduous trees, fencing and hedges to boundaries and gated side access



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.



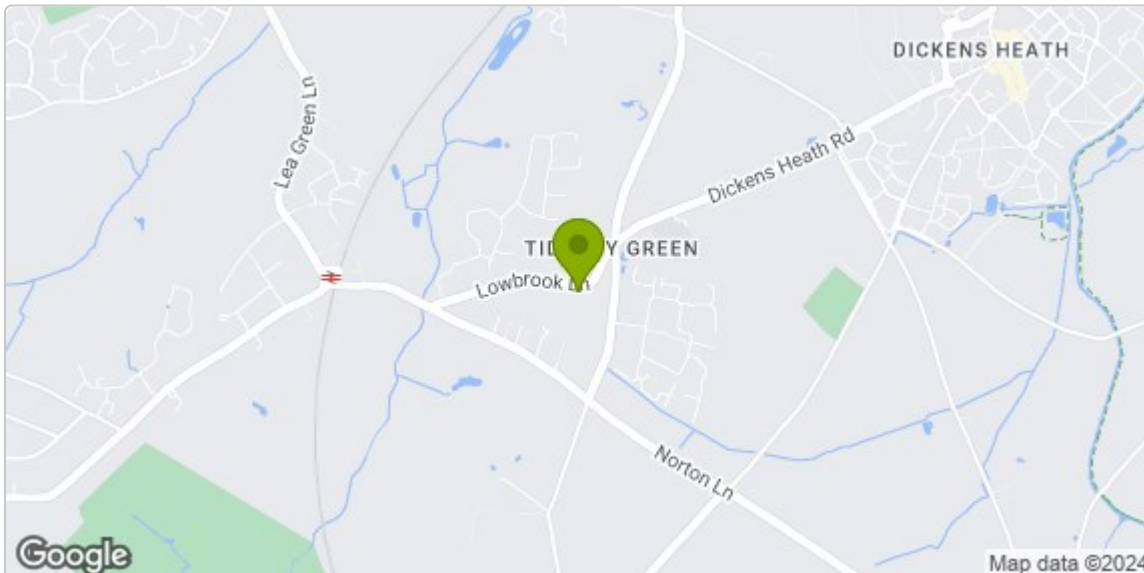
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: F

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
27 Lowbrook Lane Tidbury
Green Solihull B90 1QR

Council Tax Band: F

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

Current rating: **52** (Band E)
Potential rating: **80** (Band B)