

# Lowbrook Lane, Tidbury Green

## Offers Around £675,000

- PORCH
- DINING ROOM
- MODERN KITCHEN DINER
- FOUR BEDROOMS
- PRIVATE REAR GARDEN
- HALLWAY
- LARGE LOUNGE
- UTILTIY & GROUND FLOOR SHOWER ROOM
- MODERN BATHROOM
- LARGE FRONT DRIVEWAY & GARAGE



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.

Number 65 is well appointed in the road, sat slightly elevated via a sweeping front block edged gravel driveway with lawned front garden, a UPVC double glazed front door opens into the

### **PORCH**

Having wall light point, tiled floor and part glazed door into the

### **HALLWAY**

Having staircase to the first floor accommodation, wall light point, central heating radiator and doors into the lounge, dining room, kitchen diner, ground floor shower room and cloaks cupboard

### **DINING ROOM**

**16'5 x 10'10 (5.00m x 3.30m)**



Having UPVC double glazed window to the front, ceiling light point, two wall light points, central heating radiator and exposed floor boards

### **LARGE LOUNGE**

**21'6 x 16'2 max (6.55m x 4.93m max)**



Having recessed ceiling spot lights, two wall light points, two central heating radiators and feature oak fireplace with tiled hearth and inset gas fire

### **MODERN KITCHEN DINER**

**21'6 x 17'6 max (6.55m x 5.33m max)**



Having a modern range of gloss fronted wall, drawer and base units with work surfaces over incorporating sink and drainer and matching central island, Siemens five ring induction hob with extractor over and two ovens below, space for American style fridge freezer, integrated dishwasher. recessed ceiling spot lights, two central heating radiators, dining area, ceramic tiled flooring, UPVC double glazed double doors and sliding patio doors to the rear garden and further door into the





**UTILITY**

Having wall and base units with work surfaces over, inset sink and drainer, space for washing machine and tumble dryer, recessed ceiling spot lights, UPVC double glazed window and door to the front and courtesy door to the garage

**BEDROOM 1**  
**16'4 x 11'9 (4.98m x 3.58m)**



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

**BEDROOM 2**  
**13'1 x 13'1 (3.99m x 3.99m)**

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

**BEDROOM 3**  
**13'2 x 9'3 (4.01m x 2.82m)**

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

**BEDROOM 4**  
**16'5 x 10'10 (5.00m x 3.30m)**

Having Velux window, ceiling light point, two wall light points and central heating radiator

**MODERN FAMILY BATHROOM**



Having rolled top claw foot bath, shower enclosure, low level WC, wash hand basin in vanity cupboard, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the side

**GARAGE**  
**14'9 x 9'8 (4.50m x 2.95m)**

Having dividing wall to give 4 foot front store, light and power and up and over door to the front driveway

**REAR GARDEN**

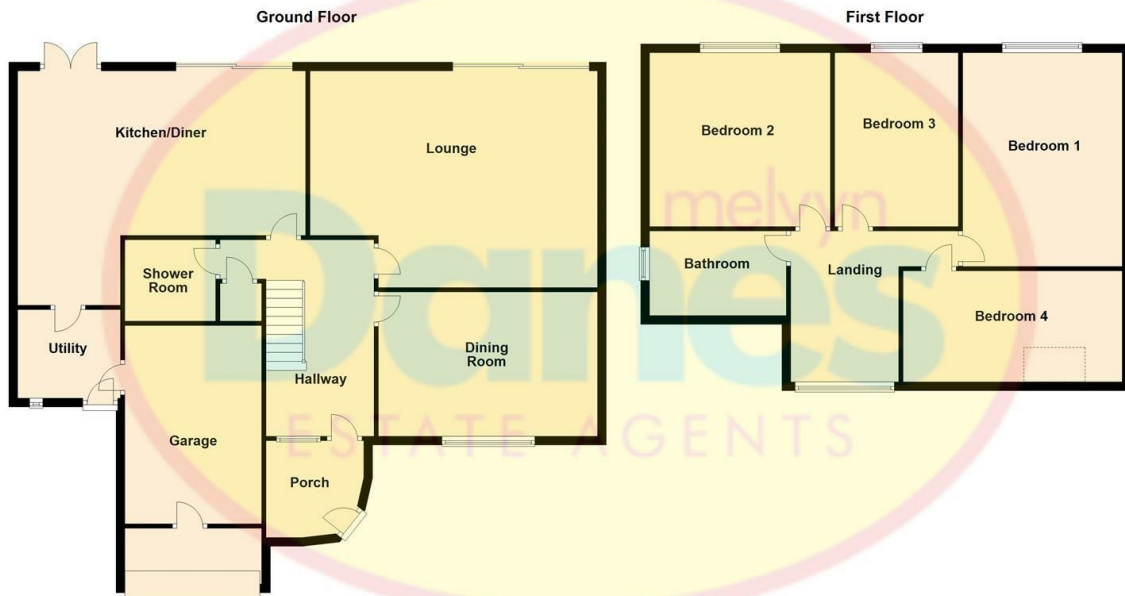


Having paved patio with shaped lawn, gravel footpath with



## 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:**  
65 Lowbrook Lane Tidbury  
Green Solihull B90 1QS

**Council Tax Band:** F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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