



Colebrook Road, Shirley Solihull







## Property Description

Welcome to this charming three bedroom semi-detached property situated in the prestigious Shirley area of Solihull. As you step into this residence, you are greeted by the inviting living room adorned with a bay window that bathes the room in natural light, offering picturesque views of the front garden and driveway.

The dining room, with its double-glazed sliding doors, seamlessly connects you to the garden area, creating a perfect setting for indoor-outdoor entertaining.

The kitchen boasts a cooker point, wall sockets, and double glazing overlooking the rear garden, while a convenient UPVC door provides direct access outside.

Furthermore you'll find an ample utility room downstairs with side access and a guest WC, adding practicality and functionality to the living space.

Upstairs, the property showcases three generously sized bedrooms, all benefiting from double glazing, with the master bedroom featuring fitted wardrobes, wall sockets, and a bay window with captivating views of the front garden.

The bathroom is features a WC, washbasin, and bath, complemented by an obscure double-glazed window offering privacy and natural light.

The rear garden, paved for convenience, provides a serene space for gatherings with loved ones, offering a private sanctuary free from prying eyes. Meanwhile, the front garden, also paved, provides parking space for at least two vehicles, catering to your practical needs.

## Entrance Hallway

Storage under stairs, laminate flooring and central heating radiator.

## Lounge

13' 5" x 10' 3" ( 4.09m x 3.12m )  
Double glazed sliding doors to rear elevation, central heating radiator, carpet and fridge freezer.

## Kitchen

11' 5" x 6' 7" ( 3.48m x 2.01m )  
Double glazed window, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, cooker and central heating radiator.

## Utility Room

Side access and access to W.C.

## Garage

Lighting and power.

## Landing

Double glazed obscure window to side elevation, carpet and loft access.

## Bedroom One

13' 9" x 10' 4" ( 4.19m x 3.15m )

Double glazed window, carpet, central heating radiator and fitted wardrobe.

## Bedroom Two

11' 5" x 10' 4" ( 3.48m x 3.15m )

Double glazed window, carpet and central heating radiator.

## Bedroom Three

8' 3" x 11' 2" ( 2.51m x 3.40m )

Double glazed window, carpet and central heating radiator.

## Bathroom

6' 10" x 8' 8" ( 2.08m x 2.64m )

Double glazed window, W.C, wash hand basin, bath, central heating boiler, central heating radiator and vinyl flooring.

## Front Garden

Slabbed driveway providing off road parking for two vehicles, bushes and shrubs.

## Rear Garden

Paved garden.















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EPC Rating: D

Tenure: Freehold

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Property Ref: SHI206599 - 0004