



**Colebrook Croft, Shirley Solihull B90 2JD**

**welcome to**

## **Colebrook Croft, Shirley Solihull**

Detached three-bedroom family home situated in a quiet cul-de-sac on the popular Colebrook Croft in Shirley. Offering two reception rooms, kitchen with utility area, garage and rear garden, the property provides well-proportioned accommodation throughout and excellent scope for modernisation.

### **Entrance Hall**

Carpet and stairs to first floor.

### **Lounge**

12' 10" Max x 11' 1" ( 3.91m Max x 3.38m )

Bay window to front, gas heater, radiator and carpet.

### **Dining Room**

17' x 14' 4" ( 5.18m x 4.37m )

Patio doors to rear, remote control blinds, window to rear, gas fire, carpet, door to side for kitchen.

### **Kitchen**

13' 3" x 9' 8" ( 4.04m x 2.95m )

Window to rear, sink, space for washing machine, electric hob and oven, integrated fridge freezer and tiled floor.

### **Wet Room**

Shower, toilet, sink, heated towel radiator and spotlights

### **Utility/Garage**

15' 6" x 7' 8" ( 4.72m x 2.34m )

L Shaped room, space for dryer, boiler.

### **Lean To**

14' 4" x 3' 7" ( 4.37m x 1.09m )

Door to garden at front and door to rear garden.

### **Landing**

Carpet and loft hatch.

### **Loft Space**

Insulated and partially boarded.

### **Bedroom One**

13' 8" Max x 10' 8" ( 4.17m Max x 3.25m )

Bay window to front, radiator, carpet and built in

wardrobes.

### **Bedroom Two**

14' 11" x 9' 6" ( 4.55m x 2.90m )

Bay window to rear, radiator and carpet.

### **Bedroom Three**

9' 8" x 6' 7" ( 2.95m x 2.01m )

Window to front, carpet and radiator.

### **Bathroom/Wet Room**

8' 9" x 7' 1" ( 2.67m x 2.16m )

Window to rear and side, shower, sink toilet and radiator.

### **Rear Garden**

Patio area, really private, grassed and West facing.





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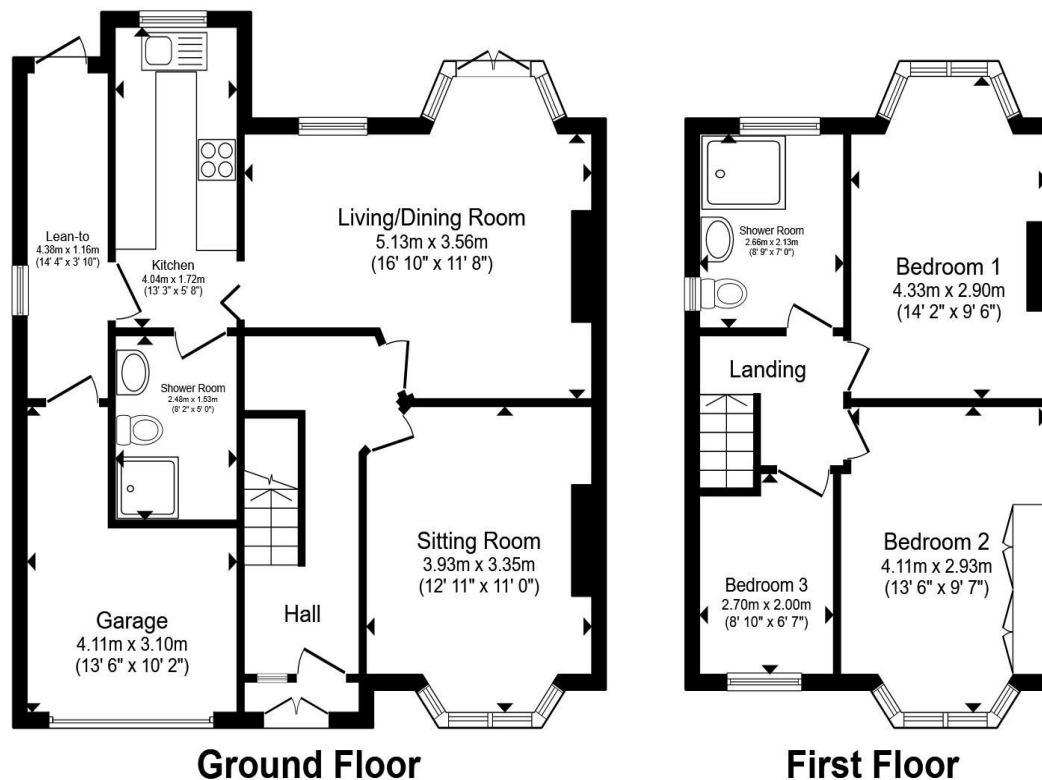
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## Colebrook Croft, Shirley Solihull

- Detached
- Three bedrooms
- Two reception rooms
- Bay-fronted dining room
- Driveway parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over  
**£340,000**



Total floor area 107.9 m<sup>2</sup> (1,162 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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