



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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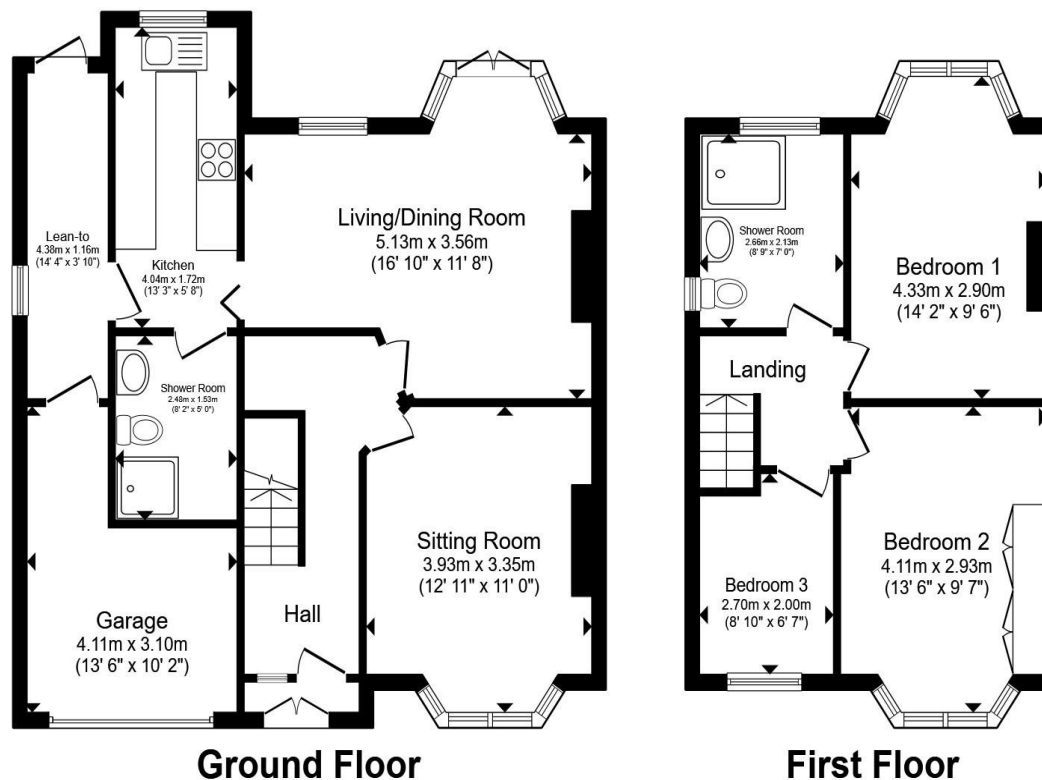
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Colebrook Croft, Shirley Solihull

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

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

offers over
£350,000



Total floor area 107.9 m² (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



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