



**Northbrook Road**

Shirley, Solihull

- A Well Presented Four Double Bedroom Detached Home
- Fitted Kitchen, Utility & Two Reception Rooms
- Landscaped Rear Garden & Garage
- En-Suite Bathroom & Re-Fitted Family Bathroom

**Offers Over £580,000**

Current EPC Rating - D

Current Council Tax Band - F





## Property Description

A substantially extended four double bedroom detached family home offering spacious accommodation across three floors with the added benefit of no upward chain. Offering accommodation comprising lounge, extended second reception room, fitted kitchen, utility room, guest W.C, master en-suite bathroom, re-fitted family bathroom, private mature rear garden, garage and generous off road parking

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gyms along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



## Rooms & Measurements

Lounge to Front 5.31m x 4.85m (17'5" x 15'11")

Extended Dining Room to Rear 7.72m x 3.2m (25'4" x 10'6")

Fitted Kitchen to Rear 3.61m x 2.72m (11'10" x 8'11")

Utility 1.85m x 1.47m (6'1" x 4'10")

Bedroom Two to Front 5.08m x 3.3m (16'8" x 10'10")

Bedroom Three to Rear 5m x 3.05m (16'5" x 10'0")

Dual Aspect Bedroom Four 4.04m x 2.62m (13'3" x 8'7")

Family Bathroom to Rear

Superb Second Floor Master Bedroom Suite to Rear 6.3m max x 4.34m max (20'8" max x 14'3" max)

En-Suite Bathroom 2.29m x 1.83m (7'6" x 6'0")

Summer House 2.92m x 2.39m (9'7" x 7'10")

Garage 5.31m x 2.51m (17'5" x 8'3")

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – F



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