

Colebrook Road, Shirley, Solihull, B90 2LB

£375,000

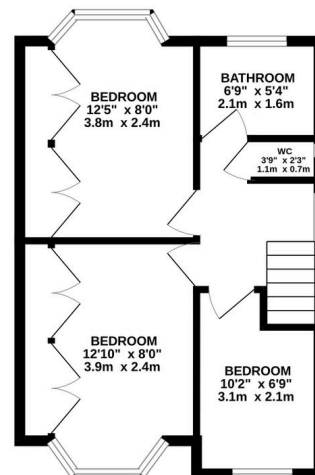
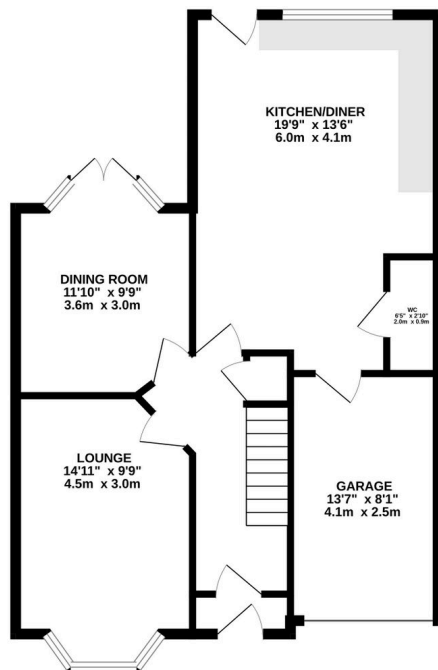
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Extended Family Home with Garage & Generous Living Space in Prime Shirley Location

Key Features

- **Prime Colebrook Road (B90) Setting:** Situated in a highly sought-after residential pocket of Shirley.
- **Desired School Catchments & Green Spaces:** Superbly located near popular schools, local parks, and peaceful canalside walks along the Stratford Canal.
- **Single Outbuilding Potential:** Detached structure set at the end of the garden, fully adaptable for use as a dedicated home office, private gym, or children's play room.
- **Children's play room:** Reception Spaces: Includes a front lounge with a character bay window alongside an adjoining formal dining room.
- **Family Bathroom Facilities:** Fitted upper-floor main bathroom with a convenient separate WC, plus a ground-floor guest WC off the utility space.
- **Exceptional Local Connectivity:** Excellent transport options with nearby Whitlocks End and Shirley train stations offering direct rail links to Birmingham City Centre.
- **Significant Potential for Extension:** Features an expansive rear open-plan layout created for modern dining and family entertaining.
- **Spacious Private Driveway & Garage:** Generous front driveway offering off-road parking for multiple vehicles, alongside an integral garage with integral access.
- **With in-built access:** Upstairs offers two large double bedrooms (both featuring classic bay windows) and a versatile third bedroom.
- **Expansive Private Rear Garden:** Impressive outdoor lawn area providing privacy and direct access from both the kitchen/diner and outbuilding.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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