



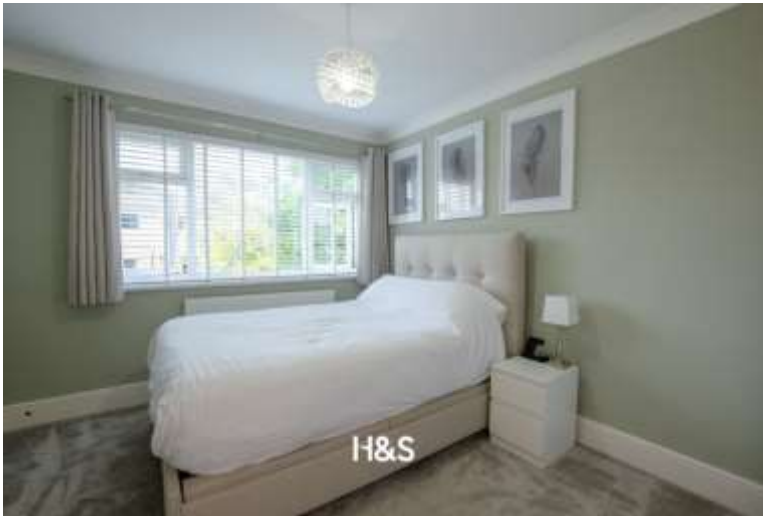
H&S

**Horton
& Storey**

**PETERBROOK ROAD, SHIRLEY, SOLIHULL
OFFERS IN EXCESS OF £280,000**



H&S



LOCAL AREA

Peterbrook Road is conveniently located leading from the High Street in Solihull Lodge and running all the way to Majors Green. The road is a pleasant mix of open green land and residential property.

There are local bus services which operate along High Street, Solihull Lodge, providing access to the A34 Stratford Road in Shirley, where there are numerous shops and travelling south along the A34 you will get to the M42 motorway.



APPROACH

Via a large driveway to several cars leading to the entrance porch.

GROUND FLOOR

ENTRANCE PORCH

Having UPVC double glazed window to the side and a door leading to the Hallway.



ENTRANCE HALL

Staircase rising to first floor accommodation, doors into lounge diner and a central heating radiator.

REFITTED KITCHEN 6' 11" x 11' 10" (2.11m x 3.61m)

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and being fitted with a range of modern style wall, drawer and base mounted storage units with roll edged work surfaces over incorporating sink and drainer with mixer tap, space for gas cooker with extractor over, space and plumbing for dishwasher, full height appliance space and tiled effect laminate wooden flooring



LOUNGE/DINER 18' 1" x 10' 11" (5.51m x 3.33m)

Having UPVC double glazed window and sliding patio doors to the rear garden, ceiling light, a central heating radiator and recessed wall feature with down lights



FIRST FLOOR LANDING

loft hatch and doors off to THREE BEDROOMS & A REFITTED BATHROOM

BEDROOM ONE 12' 8" x 9' 11" (3.86m x 3.02m)

Having ceiling light point, central heating radiator and a double glazed window to the rear

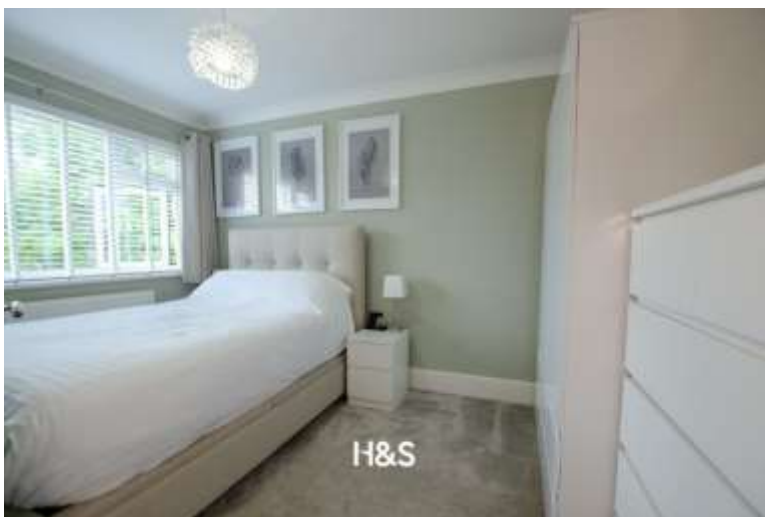
BEDROOM TWO 10' 6" x 8' 3" (3.2m x 2.51m)

Having ceiling light point, central heating radiator and a double glazed window to the front



BEDROOM THREE 11' 1" x 7' 10" (3.38m x 2.39m)

Having ceiling light point, central heating radiator and a double glazed window to the rear



REFITTED BATHROOM

Having a double glazed window to the front, ceiling light point, heated towel rail, airing cupboard with gas central heating boiler and having a modern white suite comprising of panelled bath with shower over, wash hand basin in vanity unit, low level WC with concealed cistern and complimentary ceramic wall tiles

LANDSCAPED REAR GARDEN

The garden has been landscaped to form a low maintenance space for families and entertaining. It consists of a patio leading to laid lawn with side access which is currently being used as a bin store. There is a well appointed raised decking area for seats and wooden fencing to boundaries.

THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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