









## Our Property

31 Withybrook Road is a modern style detached family home in a popular location benefitting from plenty of driveway parking, modern interior and a good size rear garden ideal for entertaining. In brief the property comprises entrance porch, hallway, living room, modern fitted breakfast kitchen, formally the garage there is a useful utility area, study and downstairs WC. Upstairs there are three bedrooms and family bathroom.

The property has scope and potential to extend the current accommodation (subject to planning consents)

## LOCATION

Shirley is a popular area for families due to being close to a host of leisure and retail facilities. 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. Withybrook Road benefits from being close to a number of good local schools together with easy access to colleges in Solihull. For those who need to commute to larger cities, Shirley offers regular, bus and train services and is has the benefit of having the M42, M6, and M40 right on the doorstep to travel further afield.

**APPROACH** The property is approached over a paved driveway offering plenty of parking space.

**ENTRANCE PORCH** Having double glazed windows and door through to the hallway.

**HALLWAY** With stairs rising to the first floor and door through to :-

**LIVING ROOM** Having bow window to the front elevation and access through the breakfast kitchen.







**MODERN BREAKFAST KITCHEN** A well-proportioned breakfast kitchen stylishly fitted with a range of cream fronted eye and base level soft close units and drawers with complementary wood effect work surfaces over, and metro style cream tiling to splashback areas. Stainless steel one and a half bowl sink and drainer with mixer tap over, integrated dishwasher, integrated microwave, electric hob with extractor over and built in oven and grill. The kitchen has space for a breakfast table and chairs, window to rear elevation, and has direct access through French doors into the rear garden.

#### **UTILITY / STUDY AREA / WC**

**UTILITY AREA** - has plenty of storage area and with space and plumbing for washing machine and tumble dryer and space for a large fridge freezer.

**SEPARATE WC** - being fully tiled and comprising low level WC and wash basin.

**STUDY AREA** - With ample space for a work station, door leading out to the rear garden.

**GARAGE STORE** Formally a full size garage but since utilised as a storage area since some of the original garage is now used as the utility.

(We are advised that no Building Regulations are in place for the changes made)

#### **ON THE FIRST FLOOR**

**LANDING** With airing cupboard housing the Vaillant boiler and linen shelving. Window to side elevation.





**BEDROOM ONE (FRONT)** A good sized double bedroom with window to front elevation and spacious built in mirrored wardrobes to one wall.

**BEDROOM TWO (REAR)** Another double bedroom with window and views overlooking the rear garden.

**BEDROOM THREE (FRONT)** A single room with useful built-in storage wardrobes and window to front elevation

**FAMILY BATHROOM** Being fully tiled and fitted with a three-piece white suite comprising low level WC, hand basin with useful storage under, bath with rainfall showerhead over, and additional hand-held shower attachment. Window to rear elevation.

**REAR GARDEN** A great feature of this lovely home is most certainly the rear garden due to its low maintenance layout and artificial lawn. With a full width paved patio area directly from the rear of the property, lawn area and a super pergola entertaining area to the rear of the garden ideal for al fresco dining or a BBQ gathering in the warmer months.

The garden also benefits from shed with power, outside lighting and tap.

#### ADDITIONAL INFORMATION

**TENURE:** FREEHOLD Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band D

**ENERGY PERFORMANCE CERTIFICATE RATING:** E We can supply you with a copy should you wish.

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







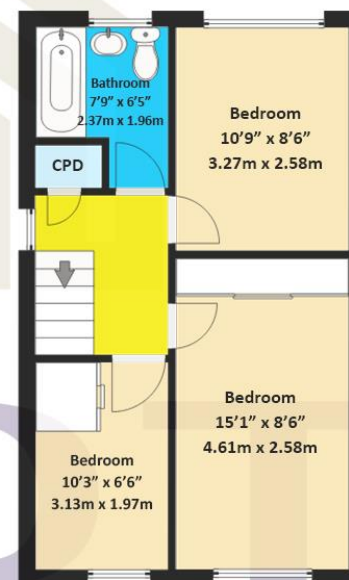


Total Living Area 92.82 square metres / 999 square feet (excluding garage)

### Ground Floor



### First Floor



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