



Danes
melvyn
ESTATE AGENTS

**Peterbrook Road
Shirley
Offers Around £359,950**

Description

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 business premises, and travelling south along the A34 one will pass Cranmore/Widney/Monkspath Business Parks and on to the M42 motorway, which forms the hub of the national motorway network, and provides access at its junction with the A45 Coventry Road to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Aqueduct Road leads from High Street, which in turn leads to Green Lane at the end of which is access to Shirley Railway Station which offers commuter services to Birmingham City Centre and beyond. Schools in the area include Peterbrook Primary School, Mill Lodge primary School, and we are advised that the property currently falls into the Light Hall Senior School catchment, subject to confirmation from the Education Department.

A popular location therefore for this beautifully presented, extended semi detached property that has a good size driveway that leads to accommodation comprising in brief of reception hallway, fantastic open plan kitchen/living/family space with bi fold doors to the rear garden, play room/study, laundry cupboard, three good size bedrooms, family bathroom and single garage.

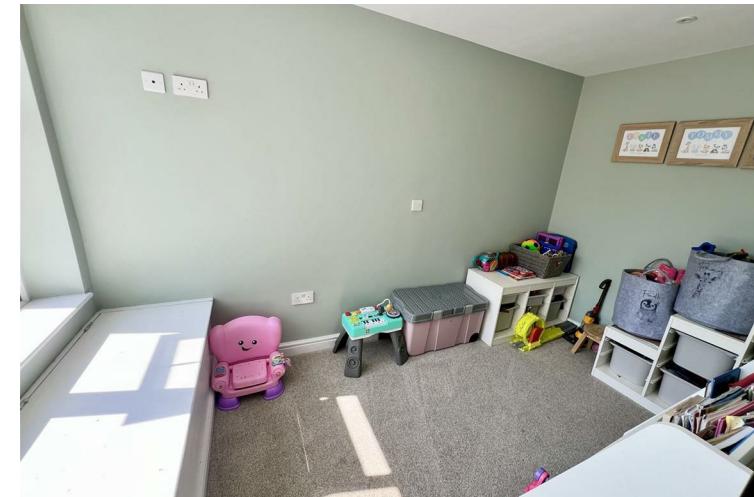


Accommodation

HALLWAY

OPEN PLAN KITCHEN/LIVING SPACE

20'3" x 17'8" (6.17m x 5.38m)



PLAYROOM/STUDY

11'8" x 6'9" (3.56m x 2.06m)

LAUNDRY CUPBOARD

FIRST FLOOR LANDING

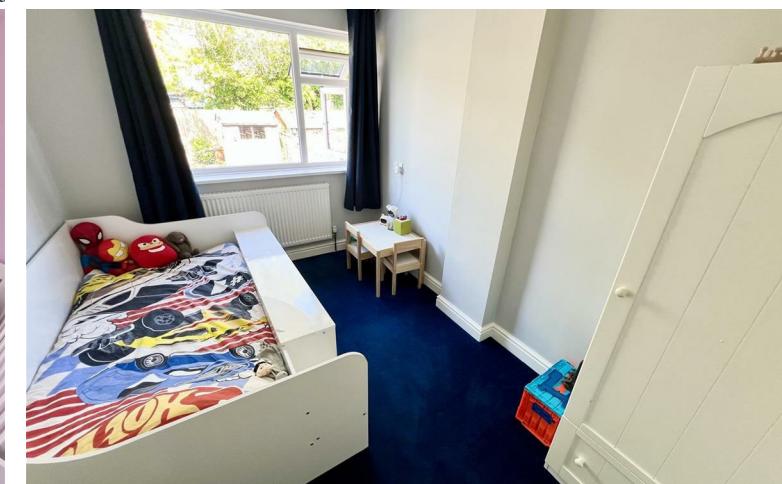
BEDROOM ONE

12'5" x 10'0" (3.78m x 3.05m)



BEDROOM TWO

10'5" x 8'5" (3.18m x 2.57m)



BEDROOM THREE

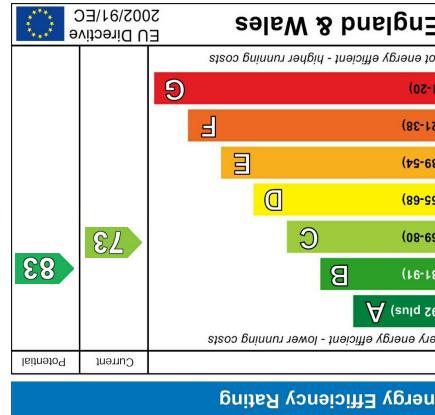
11'1" x 7'11" max (3.38m x 2.41m max)

BATHROOM

GARAGE

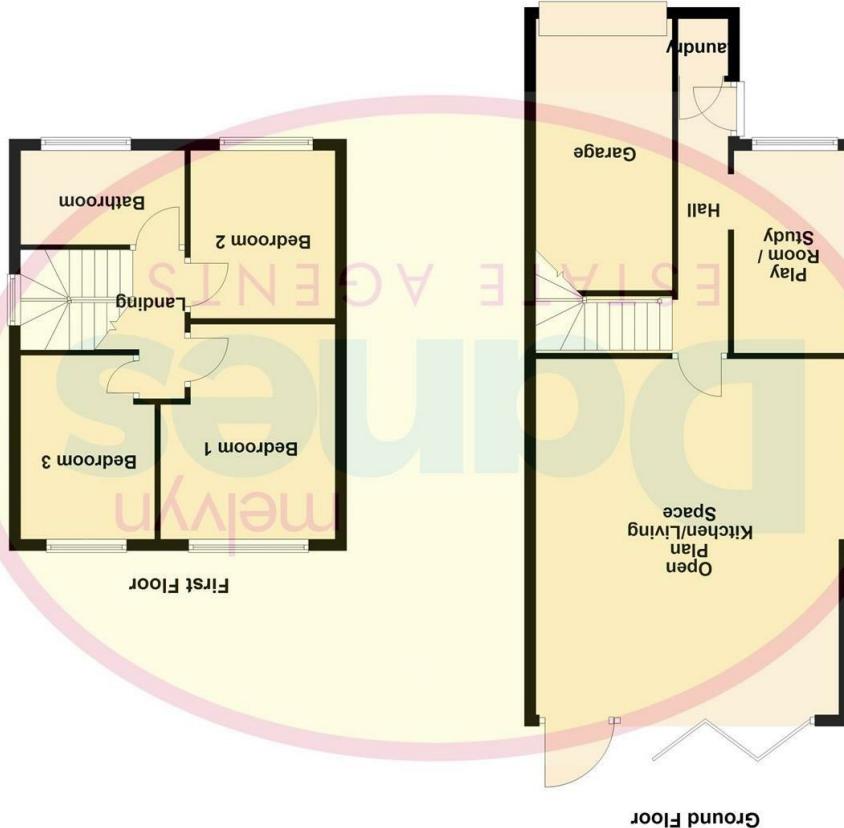
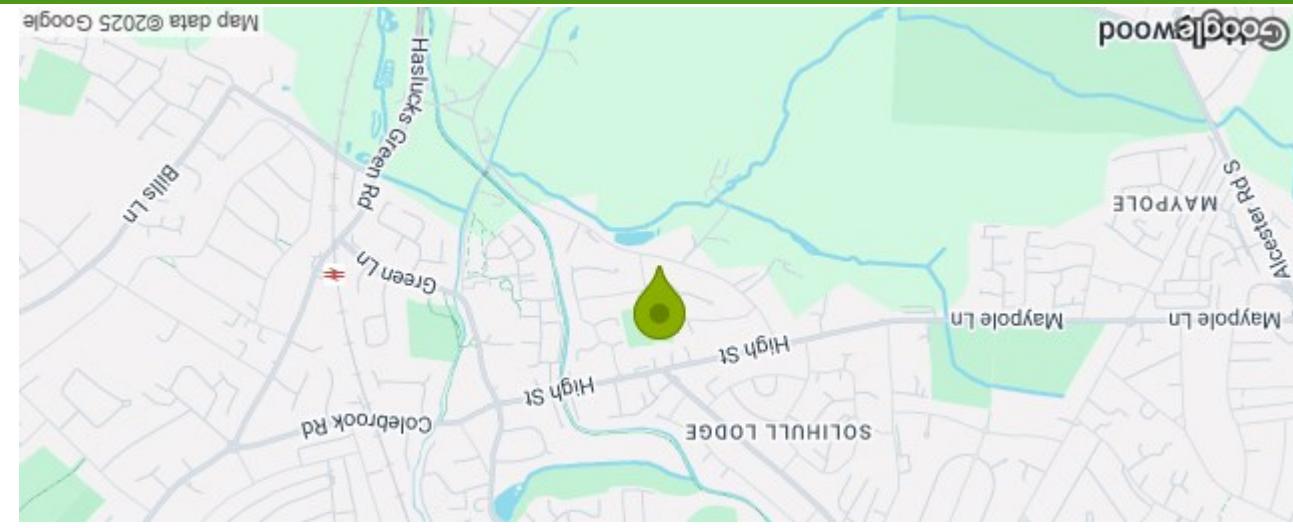
16'1" x 8'2" (4.90m x 2.49m)

REAR GARDEN



346 Peterbrook Road Shirley Solihull B90 1HY
Council Tax Band: C

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



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VIEWING: By appointment only with the office on the number below.
(data taken from the provider's website on 02/05/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 02/05/2025. Actual service availability at the property or speeds received may be different.