



**melvyn  
Danes**  
ESTATE AGENTS

**Peterbrook Rise**

**Shirley**

**Offers Around £349,950**



## Description

Peterbrook Rise is a small cul-de-sac off Peterbrook Road is conveniently located leading from the High Street in Solihull Lodge and running all the way to Majors Green. The main road itself 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 well maintained Bryant built semi detached property that has a good size driveway that leads to accommodation comprising in brief of reception hallway, lounge, dining room with conservatory off, extended breakfast kitchen, three bedrooms, family bathroom and single garage. There is a pleasant garden to the rear and the property is being sold with the benefit of no upward chain and requires immediate internal inspection.





## Accommodation

**FULL WIDTH BLOCK SET  
DRIVEWAY**

**PORCH ENTRANCE**

**RECEPTION HALLWAY**

**LOUNGE**

15'1" x 12'0" max (4.60m x 3.66m  
max)

**DINING ROOM**

15'1" x 10'7" (4.60m x 3.23m)

**CONSERVATORY**

15'5" x 6'7" (4.70m x 2.01m)

**BREAKFAST KITCHEN**

17'3" x 7'8" (5.26m x 2.34m)

**SIDE GARAGE**

17'10" x 8'8" (5.44m x 2.64m)

**LANDING**

**BEDROOM ONE**

13'0" x 8'5" (3.96m x 2.57m)

**BEDROOM TWO**

10'9" x 8'4" + recess (3.28m x 2.54m +  
recess)

**BEDROOM THREE**

9'7" max x 6'5" (2.92m max x 1.96m)

**FAMILY BATHROOM**

**REAR GARDEN**



TENURE: We are advised that the property is Freehold

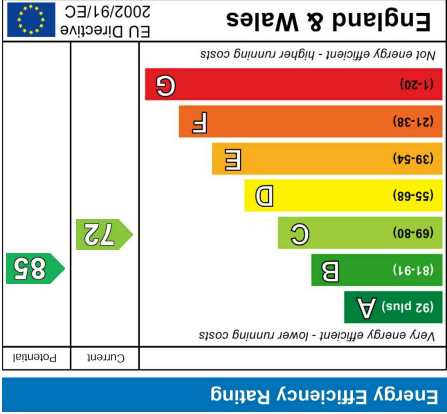
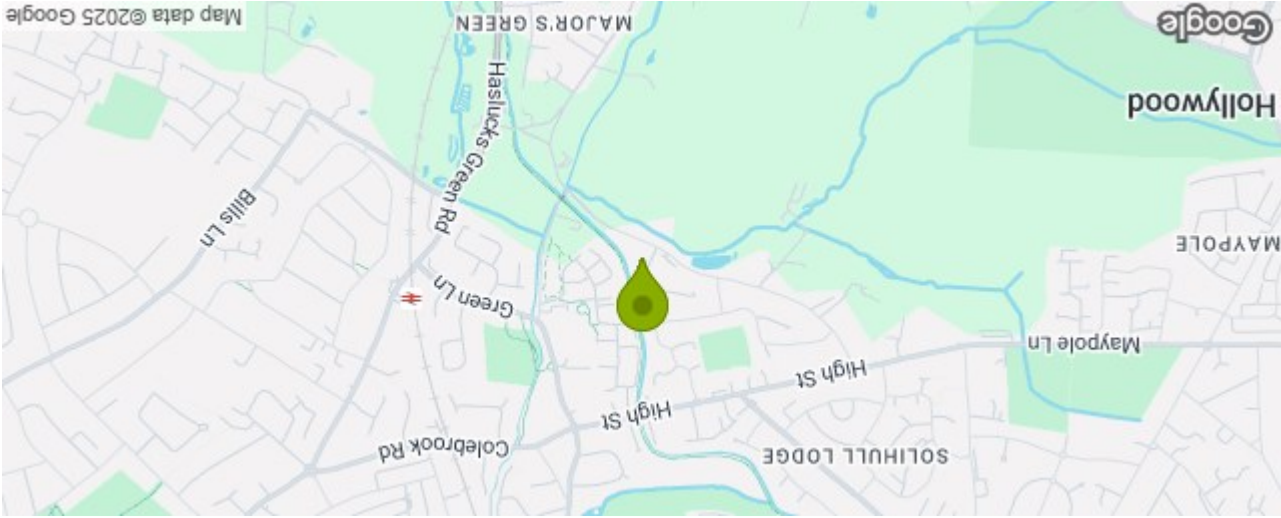
BROADBAND: We understand that the standard broadband download speed at the property is around 6 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 18/08/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on the provider (data taken from checker.ofcom.org.uk on 18/08/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

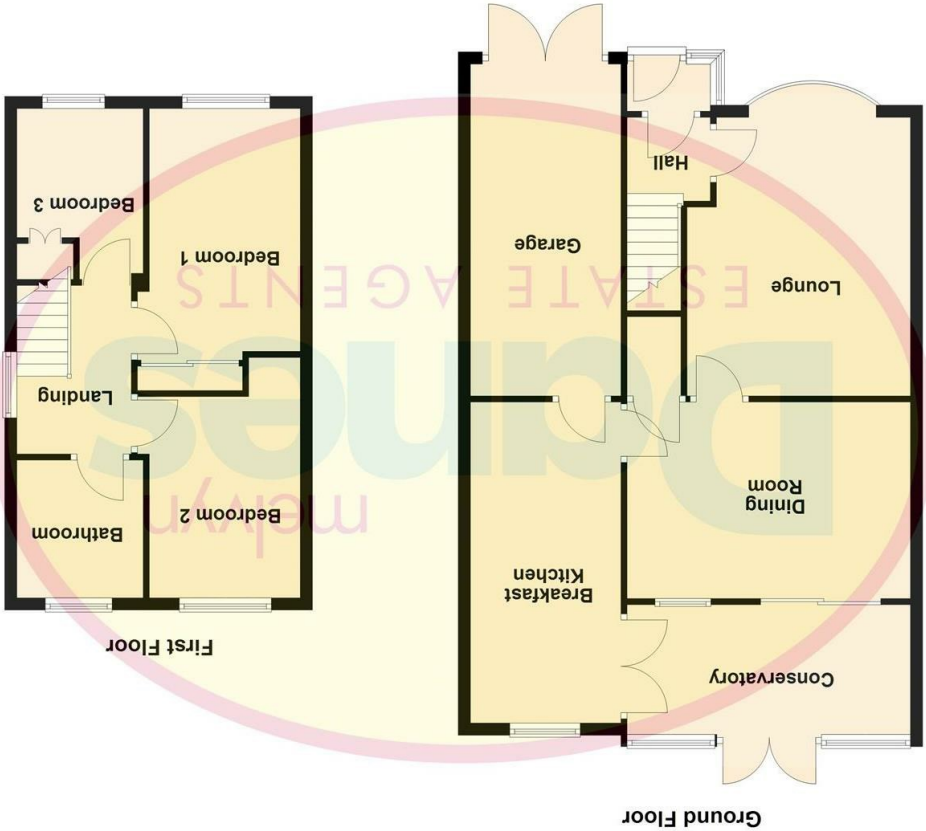
VIEWING: By appointment only with the office on the number below.

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MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



10 Peterbrook Rise Shirley Solihull B90 1JH  
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.