



139 Streetsbrook Road, Shirley, Solihull,  
B90 3PF

Price Guide **£290,000**

- Well Presented Semi Detached Property
- Two Reception Rooms
- Extended Breakfast Kitchen
- Three Bedrooms
- Generous Rear Garden
- Energy Efficiency Rating - TBA

0121 709 3300

# 139 Streetsbrook Road, Shirley, Solihull, B90 3PF

139 Streetsbrook Road is a beautifully presented extended three bedroom Semi Detached property situated in a fabulous location benefiting from a recently installed fitted kitchen, stunning conservatory, off road parking, & well screened large rear garden with Sauna log cabin. The accommodation briefly comprises, hall, cloakroom/wc, lounge, dining room, conservatory, beautiful fully fitted breakfast kitchen with many Integral Appliances, three bedrooms, and an attractive family bathroom. An early viewing is essential.

## APPROACH

Via a gravel driveway enabling off road parking leading to a composite front door and inner storm porch entrance.

## HALLWAY

Spacious hallway with oak veneer flooring, double panel radiator, recessed spotlights, UPVC double glazed window to side aspect, stairs rising the first floor landing, oak veneer doors leading to dining room, lounge, kitchen and cloakroom/wc, cupboard housing utility meters.



## CLOAKROOM/WC

Contemporary suite comprises low level flush wc, circular wash hand basin with vanity unit below, oak veneer flooring, complementary tiling to splash prone areas, ceiling light point, extractor fan.

## FRONT RECEPTION ROOM

14' 9" (4.5M) X 11' 2" (3.4M)

Ornamental fireplace, wood effect flooring, double panel radiator, ceiling light point, UPVC double glazed bay window to front aspect.



## REAR RECEPTION ROOM

14' 1" (4.3M) X 11' 2" (3.4M)

Ornamental fireplace with coal effect gas fire, double panel radiator, ceiling light point, TV aerial point, opening through to:

## CONSERVATORY

13' 1" (4M) X 9' 6" (2.9M)

Double panel radiator, ceiling light point, doors leading to rear garden.



## EXTENDED BREAKFAST KITCHEN

13' 5" (4.1M) X 12' 2" (3.7M)

A beautifully appointed kitchen comprises a range of white gloss wall and base units with light oak laminate work surface over, complementary Amtico tiling to splash prone areas, integrated Bosch dishwasher, provision for integrated wine cooler, a range style gas cooker with Bosch extractor canopy hood over, composite sink and drainer unit with mixer tap over, double panel radiator, ceramic floor tiling, TV aerial point, UPVC double glazed windows and door to rear aspect, oak veneer door to garage.

### FIRST FLOOR LANDING

UPVC double glazed window to side aspect, doors to all bedrooms, door to bathroom.

### BEDROOM ONE

14' 9" (4.5M) X 11' 2" (3.4M) (INTO WARDROBES)

UPVC double glazed bay window to front aspect, footed wardrobes with sliding doors, single panel radiator, ceiling light point, loft access with pull down ladder.

### BEDROOM TWO

13' 5" (4.1M) X 11' 2" (3.4M)

UPVC double glazed window to rear aspect, two fitted wardrobes, single panel radiator, recessed spot lights.

### BEDROOM THREE

6' 11" (2.1M) X 5' 11" (1.8M)

UPVC double glazed window to front aspect, single panel radiator, ceiling light point.

### BATHROOM

A good sized bathroom with three piece corner suite comprises low level flush wc, pedestal wash hand basin, corner bath, separate shower enclosure with Triton thermostatic shower over, complementary ceramic tiling to splash prone areas, wood effect flooring, recessed spot lights, built-in airing cupboard, UPVC double glazed window to rear aspect.

### REAR GARDEN

Paved patio area leading to a generous lawned area with an array of mature shrubs, privet hedgerow, timber fencing to perimeter, timber sauna room to rear of garden. To the rear of the property is a gated entrance to a shared right of way.

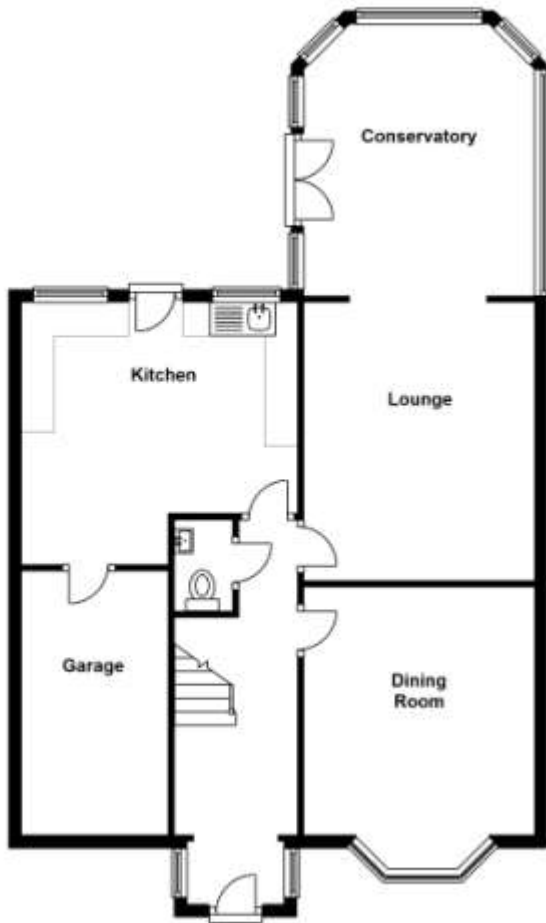
### GARAGE

13' 1" (4M) X 6' 11" (2.1M)

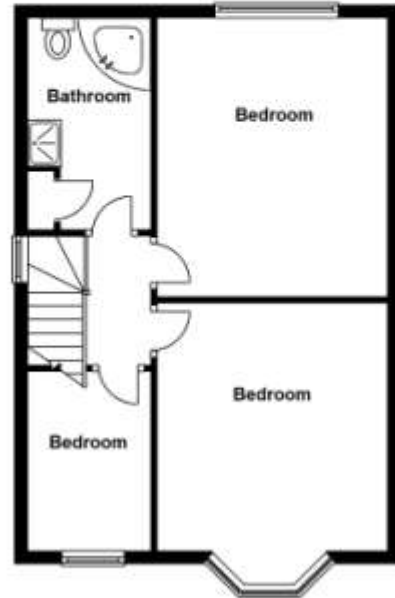
Power supply and lighting, double doors to front, British Gas combination central heating boiler.



**Ground Floor**  
Approx. 78.9 sq. metres (849.2 sq. feet)



**First Floor**  
Approx. 44.3 sq. metres (477.0 sq. feet)



Total area: approx. 123.2 sq. metres (1326.2 sq. feet)



2 Manor Walk  
High Street  
Solihull B91 3SX  
Tel: 0121 709 3300  
Email: info@bartleys-uk.com

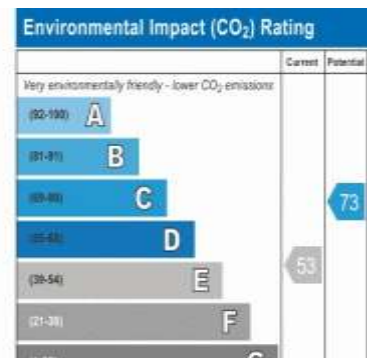
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