



smarthomes

## Pear Tree Crescent

Shirley, Solihull, B90 1LB

- A Substantial Semi-Detached Family Home
- Three Double Bedrooms with Potential for Conversion to Four
- Two Reception Rooms
- Conservatory

**£335,000**

EPC Rating '73'







## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, 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. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.

The property is set back from the road behind lawned gardens to the front and side with well stocked borders with shrubs and plants and a paved pathway leads to a UPVC double glazed door leading into





### Porch

With Quarry tiled flooring and a UPVC double glazed door leading through to the

### Entrance Hall

With coving to ceiling, wood effect flooring, wall mounted radiator, stairs leading off to the first floor accommodation with a contemporary glass balustrade, door to useful under stairs storage and panelled doors furnishings radiating off to

### Dual Aspect Lounge

16' x 11' 6" (4.88m x 3.51m) With ceiling light point, coving to ceiling, three wall light points, two wall mounted radiators, UPVC double glazed bow windows to front and side elevations and feature stone chimney breast with contemporary fire

### Dining Room to Rear

13' 9" x 10' 7" (4.19m x 3.23m) With ceiling light point, wood effect laminate flooring, coving to ceiling, wall mounted radiator and double glazed French doors leading out to conservatory

### Re-Fitted Kitchen to Front

13' 2" x 7' 6" (4.01m x 2.29m) Being re-fitted with a range wall and base units with a complimentary roll edge work surface incorporating a one and a half bowl single drainer sink with mixer tap over, further incorporating a four ring ceramic hob with Bosch oven beneath and extractor hood over. Integrated fridge and freezer, ceiling light point, coving to ceiling, wall mounted double panel radiator, UPVC double glazed to front elevation and an obscure UPVC double glazed door leading to



### Conservatory

18' 5" x 9' 2" (5.61m x 2.79m) Of UPVC and brick built construction with a heat reflective glass self cleaning glass, French doors leading to rear garden and a panelled door leading to

### Utility

8' 9" x 7' 1" (2.67m x 2.16m) With fitted base and wall units with a work surface incorporating an inset stainless steel style sink and drainer with taps over. Integrated washer/dryer, two integrated freezers, ceiling light point, UPVC door to property frontage and door to



### Guest W.C

With low level W.C, corner wash hand basin, heated towel rail and ceiling light point

### Landing

With a contemporary glass balustrade, feature stone wall, ceiling light point, built in airing cupboard, coving to ceiling, loft hatch to boarded roof space and panelled doors radiating off to





### Dual Aspect Master Bedroom

19' 7" x 12' 7" (5.97m x 3.84m) Offering superb potential to convert to two bedrooms with UPVC double glazed windows to front and side elevations, a comprehensive range of fitted wardrobes with top boxes and fitted vanity area, two wall mounted radiators and two ceiling light points

### Bedroom Two to Rear

12' 7" x 10' (3.84m x 3.05m) With ceiling light point, coving to ceiling, wall mounted radiator and UPVC double glazed window overlooking rear garden

### Bedroom Three to Front

10' 1" x 8' 6" (3.07m x 2.59m) With ceiling light point, coving to ceiling, wall mounted radiator and UPVC double glazed window to front elevation

### Re-Fitted Family Shower Room

With a three piece suite comprising low level W.C, floating vanity wash hand basin and a large walk in shower enclosure. Tiling to splash prone areas, ceiling light point, coving to ceiling, wall mounted heated towel rail and a UPVC obscure double glazed window to front elevation

### Landscaped Rear Garden

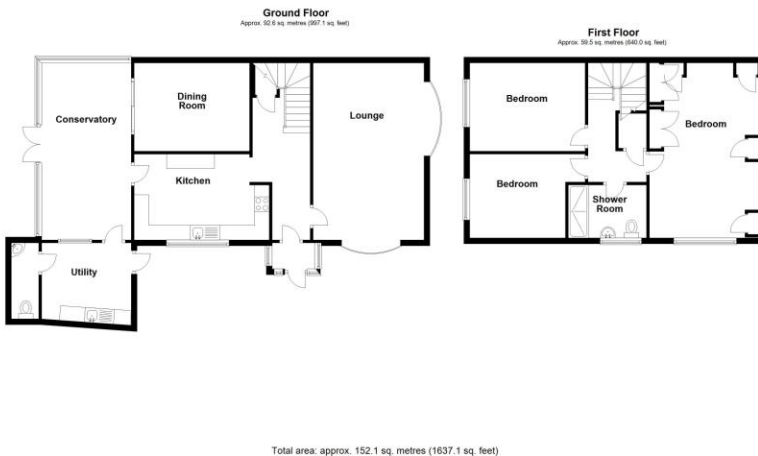
With paved patio terrace and paved steps leading to lawned area, feature trellis archway leading to a further decked area, well stocked borders with shrubs and plants and fencing to boundaries

### Double Garage

21' 0" max x 16' 7" (6.4m max x 5.05m) With two up and over doors for vehicular access, ceiling strip lights and a block paved driveway to fore for off road parking

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements