



## Wiseacre Croft

Shirley, Solihull, B90 1BD

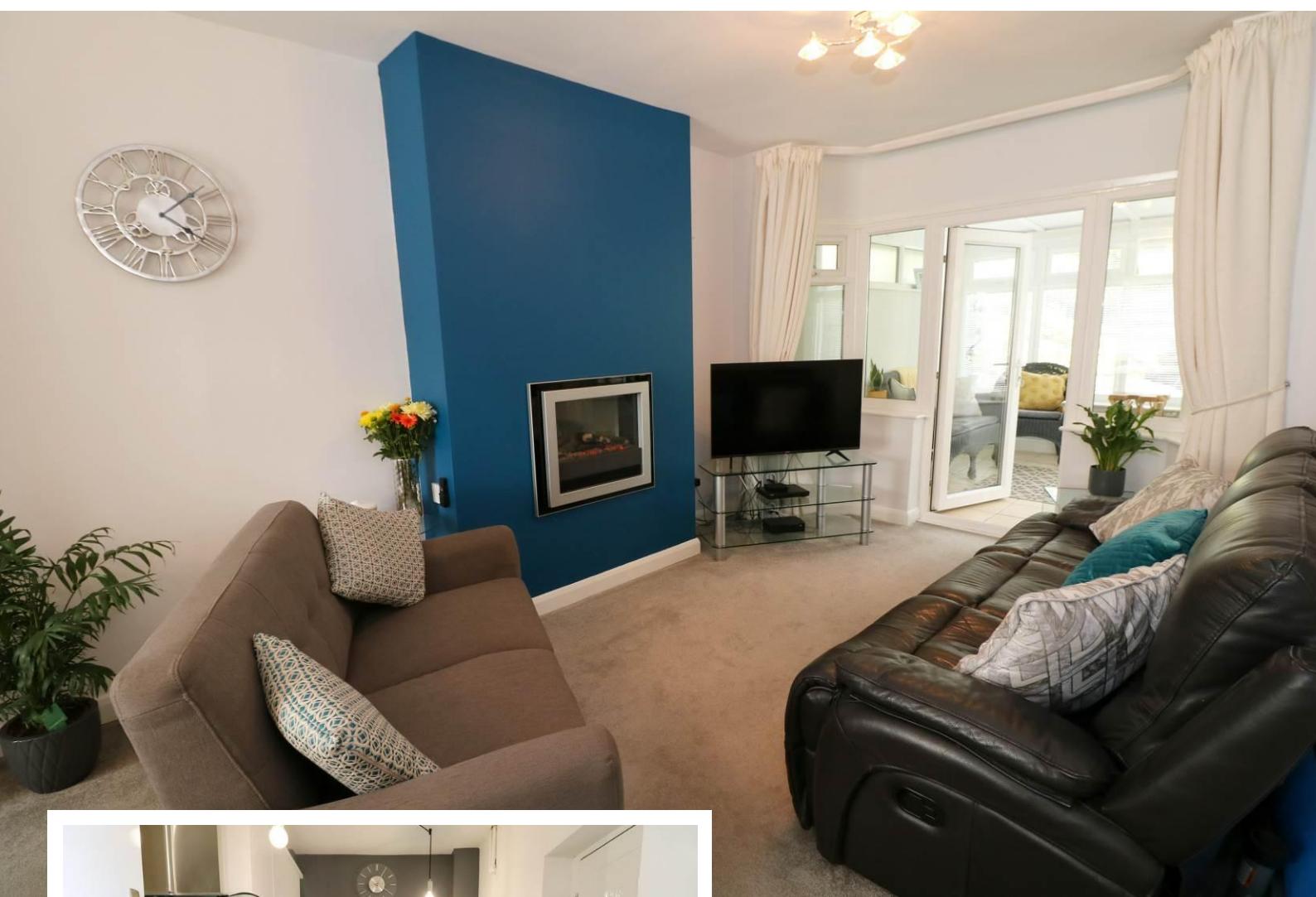
- A Beautifully Presented & Extended Semi Detached Property
- Three Bedrooms
- Through Lounge Diner & Conservatory
- Re-Fitted Kitchen & Family Shower Room

**Offers Over**

**£270,000**

EPC Rating '59'





## Property Description

The property is set back from the road behind a gravel driveway providing off road parking extending to side access and UPVC double glazed door leading into

### Enclosed Porch

With tiled flooring, wall lighting and UPVC double glazed door leading through to

### Entrance Hallway

With ceiling light point, radiator, Karndean flooring, stairs leading to the first floor accommodation with under-stairs storage cupboard and doors leading off to



### Through Lounge Diner

20' 4" plus bay x 9' 11" max (6.2m x 3.02m) With UPVC double glazed bay window to front elevation, two ceiling light points, radiator, modern wall mounted electric fire and UPVC double glazed bay incorporating door leading into

### Conservatory

Being UPVC double glazed with insulated roof for year round use, tiled flooring, radiator and French doors leading out to the pleasant rear garden



### Re-Fitted Kitchen to Rear

8' 10" x 5' 5" (2.69m x 1.65m) Being re-fitted with a modern range of high gloss wall, drawer and base units, complementary work surfaces with matching upstands, sink and drainer unit with feature mixer tap, Neff induction hob with feature splashback and extractor canopy over, inset electric oven, integrated fridge, under-cupboard lighting, double glazed window to rear elevation, laminate flooring, ceiling light point and door leading into

### Utility

With double glazed doors to driveway and rear garden, work surface with space and plumbing for washing machine, dishwasher and tumble dryer, ceiling light point, radiator and tiled flooring



### Accommodation on the First Floor

#### Landing

With ceiling light point, obscure double glazed window to side, access to boarded loft space via drop down ladder having a Velux window and electric point and doors leading off to



#### Bedroom One to Front

12' 5" into bay x 10' 0" including fitted wardrobes (3.78m x 3.05m) With double glazed bay window to front elevation, wall-to-wall fitted furniture and wardrobes, radiator, laminate flooring and ceiling light point

#### Bedroom Two to Rear

12' 4" x 8' 4" (3.76m x 2.54m) With double glazed window to rear elevation, radiator, built-in wardrobes, laminate flooring and ceiling light point



### Bedroom Three to Front

6' 5" x 5' 3" (1.96m x 1.6m) With double glazed window to front elevation, radiator and ceiling light point



### Re-Fitted Family Shower Room to Rear

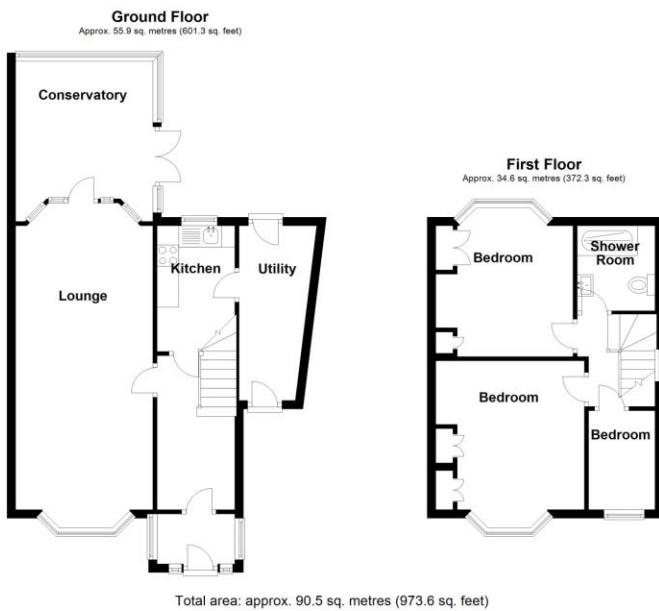
Being re-fitted with a three piece white suite comprising enlarged walk-in shower cubicle with thermostatic rainfall shower and further handheld shower attachment, low flush WC and vanity wash hand basin, obscure double glazed window to rear, tiling to walls and floor, ladder style radiator and ceiling light point

### Pleasant Rear Garden

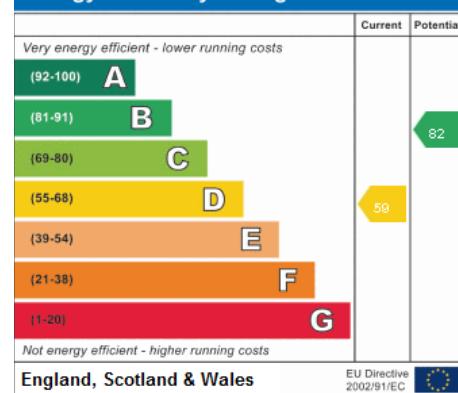
Having a paved patio with artificial lawned areas, paved pathway extending to paved terrace to rear, fencing and conifers to boundaries, rockery, gravel borders, large shed with electric and lighting and gated side storage area

### 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 Nigel Hodges.



### Energy Efficiency Rating



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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