



## Bramley Croft

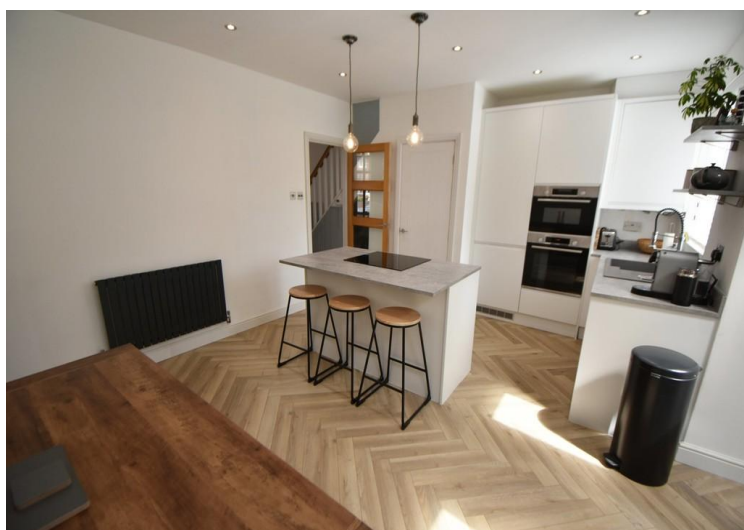
Shirley, Solihull, B90 3EJ

- An Extremely Well Presented Semi-Detached Family Home
- Three Bedrooms
- Extended Open Plan Family Kitchen/Diner
- Re-Fitted Family Bathroom

**Offers Over £399,950**

EPC Rating - 59

Current Council Tax Band - C







## 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 a block paved and tarmac driveway providing off road parking with low level fencing and brick built walls to side boundaries and a hardwood front door leading into

### **Porch**

With single glazed windows to front and sides, ceiling light point and a composite door with matching side window leading into

### **Entrance Hallway**

With herringbone flooring, coving to ceiling, wooden panelling to half height, ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to



### **Lounge to Front**

13' 1" x 10' 9" (4m x 3.3m) With UPVC double glazed bay window to front elevation with blackout blinds, coving to ceiling, ceiling light point and open fireplace

### **Extended Open Plan Family Kitchen/Diner**

21' 11" max x 16' 8" max (6.7m max x 5.1m max) Being re-fitted with a range of wall and base units with a work surface over incorporating a composite sink and drainer unit with shower attachment. Central island with 4 ring induction hob and breakfast bar area, eye level oven and grill and microwave oven, integrated fridge/freezer and washing machine, Herringbone flooring, feature radiator, ceiling spot lights and feature lighting, two Velux roof windows, a double glazed window to the rear aspect, UPVC double glazed French doors leading to rear garden and a large cupboard with plumbing for the installation of a guest W.C if required



### **Landing**

With an obscure UPVC double glazed window to side, over stairs storage cupboard, loft access, ceiling light point and door to

### **Bedroom One to Rear**

12' 1" x 10' 9" (3.7m x 3.3m) With double glazed window to rear elevation, radiator and ceiling light point







### Bedroom Two to Front

13' 9" x 10' 2" (4.2m x 3.1m) With double glazed bay window to front elevation with blackout blinds, radiator and ceiling light point

### Bedroom Three to Front

8' 6" x 6' 2" (2.6m x 1.9m) With double glazed oriel window to front elevation with blackout blinds, radiator and ceiling light point

### Re-Fitted Family Bathroom to Rear

6' 6" x 5' 6" (2m x 1.7m) Being re-fitted with a modern white suite comprising of a bathtub with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Heated towel rail, feature tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

### Private South/Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio areas, panelled fencing to boundaries, a variety of mature shrubs and trees and a brick built outbuilding



### 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. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.