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The Crescent

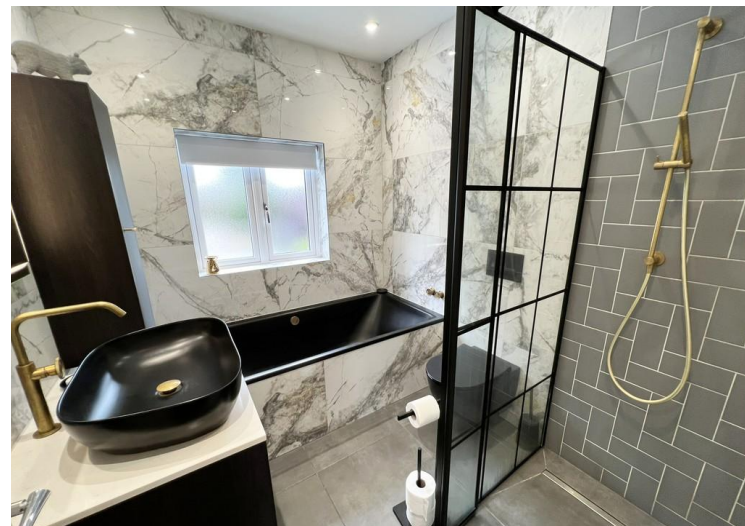
Shirley, Solihull, B90 2ES

- A Stunning Three Bedroom Semi Detached Family Home
- Impressive Family Dining Kitchen
- Four Piece Family Bathroom
- Landscaped South Facing Rear Garden

£400,000

EPC Rating 57

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 driveway providing off road parking extending to gated side access and canopy porch with composite front door leading through to

Entrance Hallway

With ceiling light point, feature radiator, feature decorative flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, obscure double glazed window to side, and doors leading off to

Extended Lounge to Front

18' 0" x 11' 5" (5.5m x 3.5m) With ceiling light points, double glazed bay window to front elevation with American style shutters and feature vertical radiator



Guest WC

With low flush WC, vanity sink with tiling to splashback, feature decorative flooring, obscure double glazed window, ladder style radiator, extractor and LED downlighters

Impressive Family Dining Kitchen to Rear

27' 6" max x 16' 0" (8.4m x 4.9m) Being fitted with a contemporary range of high gloss handle-less wall, drawer and base units with complementary Quartz work surfaces, inset sink with feature mixer tap, herringbone tiling to splashback areas, Zanussi induction hob with feature extractor canopy over, inset Zanussi eye-level oven, grill and microwave oven, integrated dishwasher, space for wine fridge and American style fridge freezer, island with breakfast bar seating area, a range of ceiling light points, marble effect tiled flooring with under-floor heating, feature roof lantern, double glazed folding doors leading out to the rear garden and door to



Utility

7' 2" x 4' 11" (2.2m x 1.5m) With wall mounted Worcester Bosch boiler, laminate work surface with tiled splashback, space and plumbing for washing machine and tumble dryer, marble effect tiling to floor and ceiling downlighters

Accommodation on the First Floor

Landing

With obscure double glazed window to side, ceiling light point and doors leading off to

Bedroom One to Front

14' 5" x 10' 5" (4.4m x 3.2m) Having a double glazed bay window to front elevation with American style shutters, vertical radiator, ceiling light points and a range of built-in furniture





Bedroom Two to Rear

11' 9" x 10' 2" (3.6m x 3.1m) With double glazed window to rear elevation, vertical radiator, ceiling light point and loft access to spacious loft space ideal for conversion to master bedroom with en-suite subject to the relevant planning permission

Bedroom Three to Front

8' 10" x 6' 10" (2.7m x 2.1m) Having a double glazed window to front elevation with American style shutters, feature radiator and ceiling light point

Four Piece Family Bathroom to Rear

7' 10" x 6' 6" (2.4m x 2.0m) Being fitted with a four piece suite comprising; WC with wall mounted flush, vanity wash hand basin, shower area with thermostatic shower and tiled panelled bath, with contemporary tiling to walls and floor, obscure double glazed window to rear, LED mirror, ladder style radiator and spot lights to ceiling

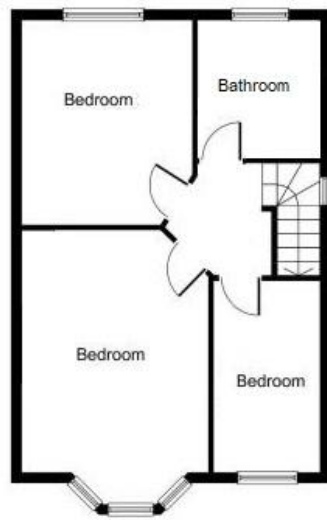
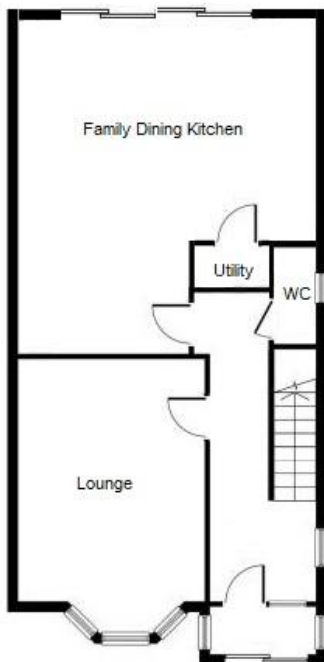


Landscaped South Facing Rear Garden

With paved patio, exterior lighting, artificial lawned area, paved pathway to further paved terrace to rear, fencing to boundaries, double gates to rear and UPVC double glazed door to garage

Garage

16' 8" x 9' 6" (5.1m x 2.9m) With PVC cladding to exterior, double glazed window to garden, metal up and over garage door, electric power points and ceiling light point



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)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	57	
(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. 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.