



smarthomes

Pear Tree Crescent

Shirley, Solihull, B90 1LE

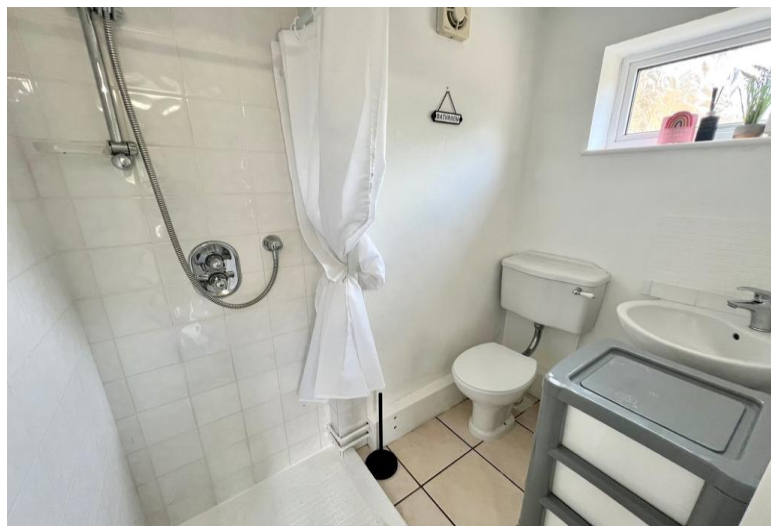
- An Extended Semi Detached Family Home
- Three/Four Bedrooms
- Versatile Home Office/Bedroom Four With Wet Room
- No Upward Chain

£365,000

EPC Rating 69

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 garage doors, gated side access to inner lobby and obscure double glazed composite front door leading into

Enclosed Porch

With obscure double glazed window, wood effect flooring, lighting and UPVC double glazed door leading through to



Entrance Hallway

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

Guest WC

With low flush WC, wall mounted corner wash hand basin with tiling to splashback, wood effect flooring, extractor and ceiling light point

Lounge to Front

16' 0" x 11' 9" (4.9m x 3.6m) With double glazed window to front elevation, radiator, dado rail, coving to ceiling, ceiling light point with decorative rose, gas fireplace with tiled hearth and decorative surround, wall lighting and opening through to



Dining Room to Rear

10' 5" x 10' 5" (3.2m x 3.2m) With double glazed windows and French doors leading out to the rear garden, dado rail, coving to ceiling, ceiling light point with decorative rose, radiator and part glazed door leading into

Extended Kitchen to Rear

15' 8" x 11' 5" (4.8m x 3.5m) Being fitted with a range of wall, drawer and base units incorporating display shelving with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level Neff oven and grill, space and plumbing for dishwasher, integrated fridge, radiator, ceiling light points, coving to ceiling, tiled flooring, double glazed window to rear and obscure glazed window and door leading through to



Inner Lobby

With UPVC obscure double glazed doors to rear garden and side access, tiled flooring, ceiling light point and door leading through to

Versatile Home Office/Bedroom Four to Rear

13' 1" x 11' 9" (3.99m x 3.6m) With double glazed windows and French doors leading out to the rear garden, tiled flooring, ceiling light points, coving to ceiling, space and plumbing for washing machine and tumble dryer and door leading into

En-Suite Wet Room

Being fitted with a three piece white suite comprising of; shower area with thermostatic shower, low flush WC and corner sink with complementary tiling to water prone areas and floor, obscure double glazed window, shaver socket, extractor and ceiling light point



Accommodation on the First Floor

Landing

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

Bedroom One to Front

16' 0" x 10' 9" (4.9m x 3.3m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light points and a range of fitted wardrobes



Bedroom Two to Rear

10' 9" x 9' 10" (3.3m x 3.0m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

Bedroom Three to Front

8' 10" x 7' 6" (2.7m x 2.3m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

Four Piece Family Bathroom to Rear

8' 6" x 7' 6" (2.6m x 2.3m) Being fitted with a four piece white suite comprising; panelled bath with mixer tap and shower attachment, low flush WC, floating vanity wash hand basin and corner shower cubicle with thermostatic shower, marble effect tiling to water prone areas, tiled flooring, obscure double glazed windows to side and rear, ladder style radiator, coving to ceiling, shaver socket and spot lights to ceiling



Rear Garden

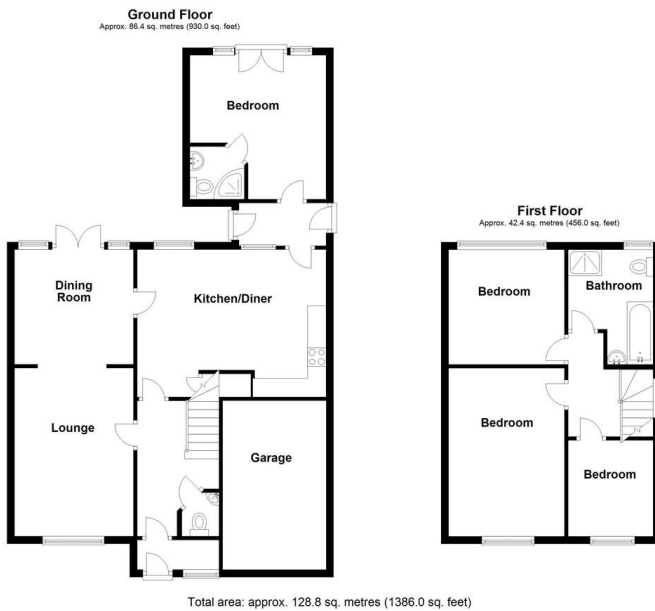
Being mainly laid to lawn with decked patio, fencing to boundaries, shrub borders, mature Cherry tree and timber potting shed

Garage

18' 0" x 7' 2" (5.5m x 2.2m) With garage doors to driveway, wall mounted boiler 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	69	
(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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