



smarthomes



- A Spacious Detached Family Home
- Three Double Bedroom
- Lounge & Conservatory
- Family Dining Kitchen

Pear Tree Crescent, Shirley, Solihull, B90 1LE

A spacious detached family home backing onto Stratford-Upon-Avon Canal benefitting from no upward chain, three double bedrooms, lounge, family dining kitchen, conservatory, utility, guest W.C, en-suite shower room, family bathroom, rear garden with jetty to canal, garage store and off road parking

Offers Over £385,000

EPC Rating - D

Current Council Tax Band - D



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 edged tarmacadam driveway providing off road parking extending to a part glazed wooden front door leading into

Entrance Hallway

With ceiling light point, tiled flooring, a UPVC double glazed window to side elevation and a further part glazed door leading into



Lounge to Front

18' 8" x 13' 9" (5.7m x 4.2m) With UPVC double glazed bay window to front elevation, wall mounted radiator, wall and ceiling light points, solid bamboo flooring, feature marble fireplace with a living flame electric fire, stairs rising to first floor, door to inner lobby and door to



Family Kitchen/Diner to Rear

22' 11" x 11' 5" (7m x 3.5m) Being fitted with a range of wooden wall, base and drawer units with a marble work surface over incorporating an inset sink and drainer unit with mixer tap over. Space and plumbing for dishwasher, part tiled and part solid bamboo flooring, two wall mounted radiators, ceiling light points, a UPVC double glazed window to the rear aspect and double glazed sliding patio doors leading to

Conservatory

14' 5" x 8' 10" (4.4m x 2.7m) With double glazed windows, polycarbonate roof, radiator, wall lighting, wood effect flooring and double glazed French doors leading out to the rear garden

Inner Lobby

With ceiling light point and door to

Utility Room

8' 2" x 6' 10" (2.5m x 2.1m) With fitted wall units, a fitted work surface with space and plumbing beneath for washing machine and tumble dryer, UPVC double glazed door to side, wall mounted gas central heating boiler, tiling to floor and ceiling light point

Guest W.C

Being fitted with a modern white suite comprising a low flush WC and pedestal wash hand basin. Obscure UPVC double glazed window to side, tiling to full height and floor, radiator and ceiling light point

Landing

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

Bedroom One to Rear

19' 0" x 11' 5" (5.8m x 3.5m) With two double glazed windows to rear elevation, wood effect flooring, radiator, wall and ceiling light points and door to

En-Suite Shower Room to Rear

Being fitted with a white suite comprising of a shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

Bedroom Two to Front

14' 5" x 10' 9" (4.4m x 3.3m) With double glazed window to front elevation, wood effect flooring, radiator and ceiling light point

Bedroom Three to Front

12' 9" x 11' 9" (3.9m x 3.6m) With double glazed window to front elevation, wood effect flooring, radiator and ceiling light point

Fitted Family Bathroom to Side

8' 2" x 7' 2" (2.5m x 2.2m) Being fitted with a white suite comprising of a ball and claw bathtub with shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Rear Garden

Being mainly laid to lawn with paved patio area, cold water tap, gated side access, panelled fencing to boundaries, planted shrub borders and access to a further canal side block paved patio/jetty ideal for entertaining with storage facility

Garage Store

With an up and over door to property frontage

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 – D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(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 are 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.