



**Black and White**  
CLEARLY A BETTER SERVICE

45 SHREWLEY CRESCENT, TILE CROSS, BIRMINGHAM, B33  
0HU **GUIDE PRICE £280,000**







Beautifully presented semi-detached in a popular location close to local schools, shops and Transport links including Marston Green Train station just a short drive. The property Briefly comprises of, through lounge, kitchen, conservatory, three good size bedrooms, bathroom, shared access to extended rear garage, low maintenance rear garden, driveway \*\* must be seen \*\*

#### **Ground Floor**

##### **Driveway**

Tarmac Driveway with Block paved Edging and Block paved Shared access to the garage.

##### **Entrance Hall**

Entering via the secure uPVC double glazed entrance door there are uPVC double glazed windows to front, double radiator, carpeted stairway to first floor landing.





**Lounge** 7.91m (25'11") x 3.73m (12'3")  
UPVC double glazed bow window to front, decorative fitted coal effect electric fire set in modern white surround, double radiator, Various PowerPoints and double-glazed sliding patio door to:

**Conservatory**

UPVC Windows to side and rear, secure uPVC double glazed French rear door leading to rear garden.



**Kitchen** 2.97m (9'9") x 2.48m (8'2")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, integrated fridge and freezer, space for washing machine, built-in eye level fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed side door, door to:

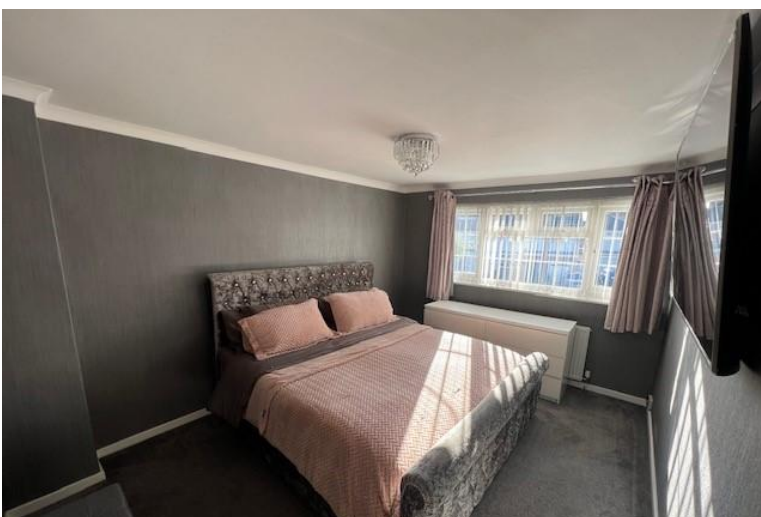


**Garage**

Large extended garage accessed via shared driveway,

**Rear Garden**

Low maintenance paved rear garden with shrub borders and pergola.







## First Floor

### Landing

Fitted carpet UPVC double glazed window to side.

### Bathroom

Fitted with three-piece suite comprising of P shaped bath with separate shower over and glass screen, wash hand basin in vanity unit and close coupled WC within vanity unit, tiled surround, Obscure double-glazed windows to rear, heated towel rail.

### Bedroom 1 4.03m (13'3") x 3.11m (10'2")

Fitted carpet, UPVC double glazed window to front, radiator and various PowerPoints.

### Bedroom 2 3.09m (10'2") x 3.02m (9'11")

Fitted carpet, UPVC double glazed window to rear, radiator and Various PowerPoints.

### Bedroom 3 2.60m (8'7") x 2.48m (8'2")

Fitted carpet, UPVC double glazed window to front, radiator and various PowerPoints.



## Second Floor

### Loft Room 7.50m (24'7") x 5.69m (18'8")

The loft has been converted to a storeroom with double glazed window, fitted carpet, storage in the eaves and PowerPoints.

Cupboard housing the boiler.

