



Pear Tree Crescent, Shirley

Offers Over £415,000





Property Overview

Situation in a most popular location, a fantastic opportunity to purchase this impressive five bedroom extended semi detached, which must be viewed internally to be appreciated. This property has been vastly improved and modernised by its present owners and benefits from gas central heating, double glazing and has the added attraction of five good sized bedrooms, luxury fitted kitchen/dining room, family bathroom and ensuite shower room. The accommodation in more detail comprises of: impressive entrance hall, family room, living room, luxury fitted kitchen/dining room, utility room, downstairs guest cloakroom, five bedrooms, ensuite shower room, dressing room, luxury bathroom and south facing garden.



- Impressive Five Bedroom Semi Detached
- Immaculately Maintained Throughout
- Living Room & Family Room
- Superb Luxury Fitted Kitchen/Dining Room
- Ensuite Shower Room & Luxury Family Bathroom
- Internal & Early Viewing Essential
- Spacious Family Accommodation



Property Location

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold

ENTRANCE HALL

17' 11" x 6' 0" (5.46m x 1.83m)

WC

6' 6" x 3' 9" (1.98m x 1.14m)

LIVING ROOM

16' 8" x 12' 6" (5.08m x 3.81m)

FAMILY ROOM

15' 10" x 7' 2" (4.83m x 2.18m)

KITCHEN/DINING ROOM

18' 8" x 12' 5" (5.69m x 3.78m)

UTILITY ROOM

9' 0" x 7' 5" (2.74m x 2.26m)





FIRST FLOOR

BEDROOM ONE

16' 8" x 10' 11" (5.08m x 3.33m)

BEDROOM TWO

16' 2" x 7' 3" (4.93m x 2.21m)

ENSUITE

8' 3" x 3' 11" (2.51m x 1.19m)

BEDROOM THREE

12' 6" x 11' 8" (3.81m x 3.56m)

BEDROOM FOUR

7' 7" x 6' 11" (2.31m x 2.11m)

BATHROOM

10' 2" x 7' 8" (3.10m x 2.34m)

SECOND FLOOR

BEDROOM FIVE

16' 3" x 12' 0" (4.95m x 3.66m)

DRESSING ROOM

12' 5" x 4' 8" (3.78m x 1.42m)

SHOWER ROOM

11' 6" x 7' 1" (3.51m x 2.16m)

TOTAL SQUARE FOOTAGE

140.1 sq.m (1508 sq.ft) approx.



OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

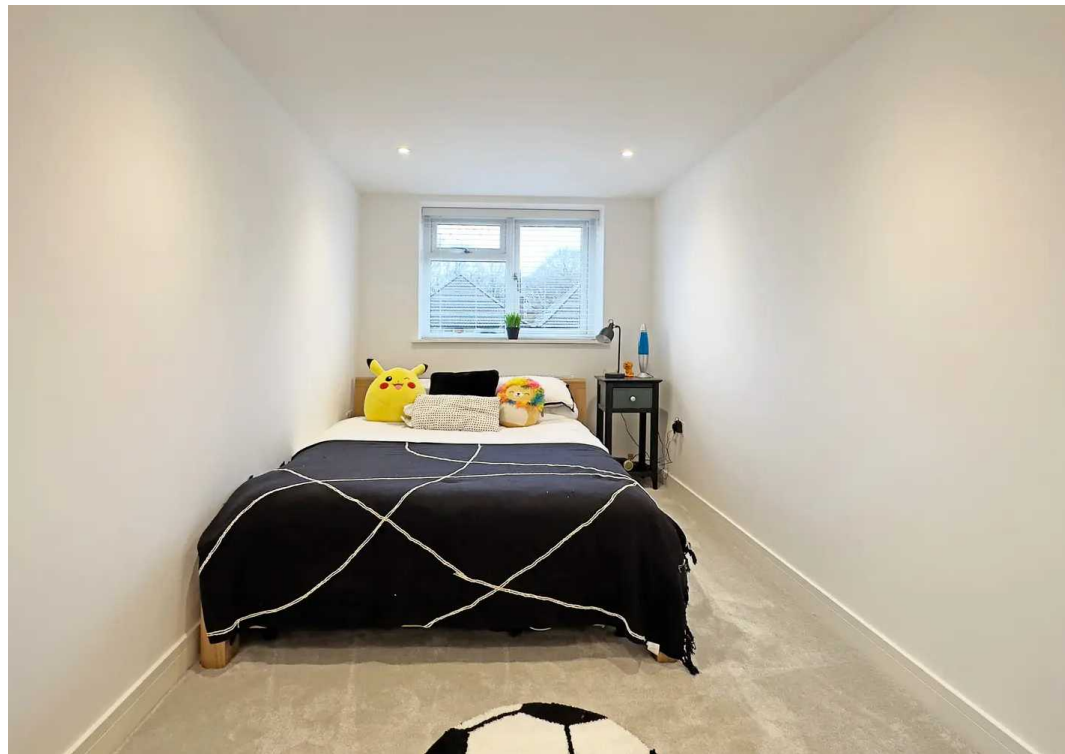
Integrated oven, integrated hob, extractor, microwave, fridge, freezer, fridge/freezer, all carpets and blinds, fireplace in living room, wardrobes in dorma, furniture in office and kitchen tap (will be removed and changed).

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.
Broadband - Sky.

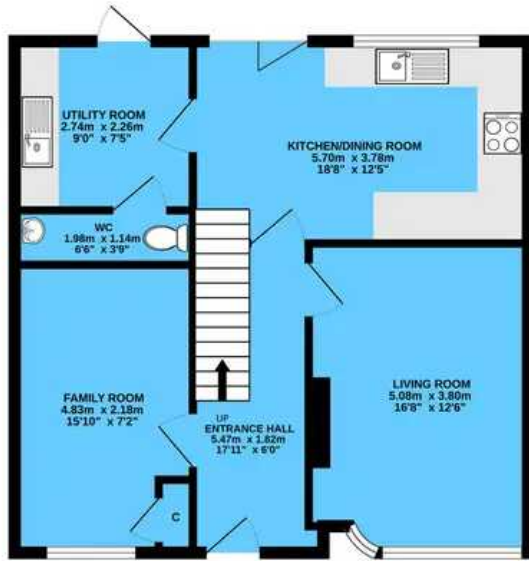
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

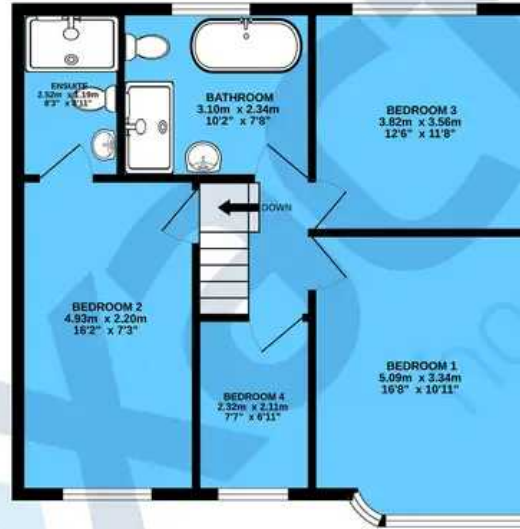




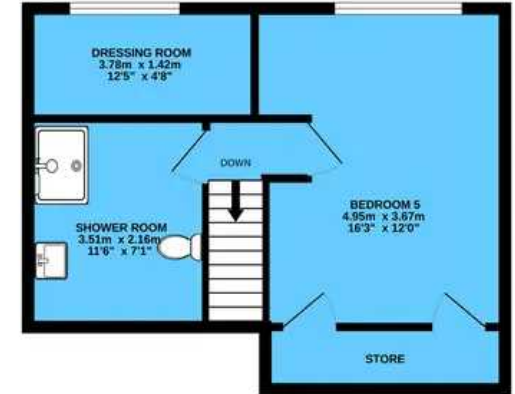
GROUND FLOOR
53.5 sq.m. (576 sq.ft.) approx.



1ST FLOOR
52.2 sq.m. (562 sq.ft.) approx.



2ND FLOOR
34.4 sq.m. (370 sq.ft.) approx.



TOTAL FLOOR AREA : 140.1 sq.m. (1508 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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