



smarthomes

Victoria Crescent

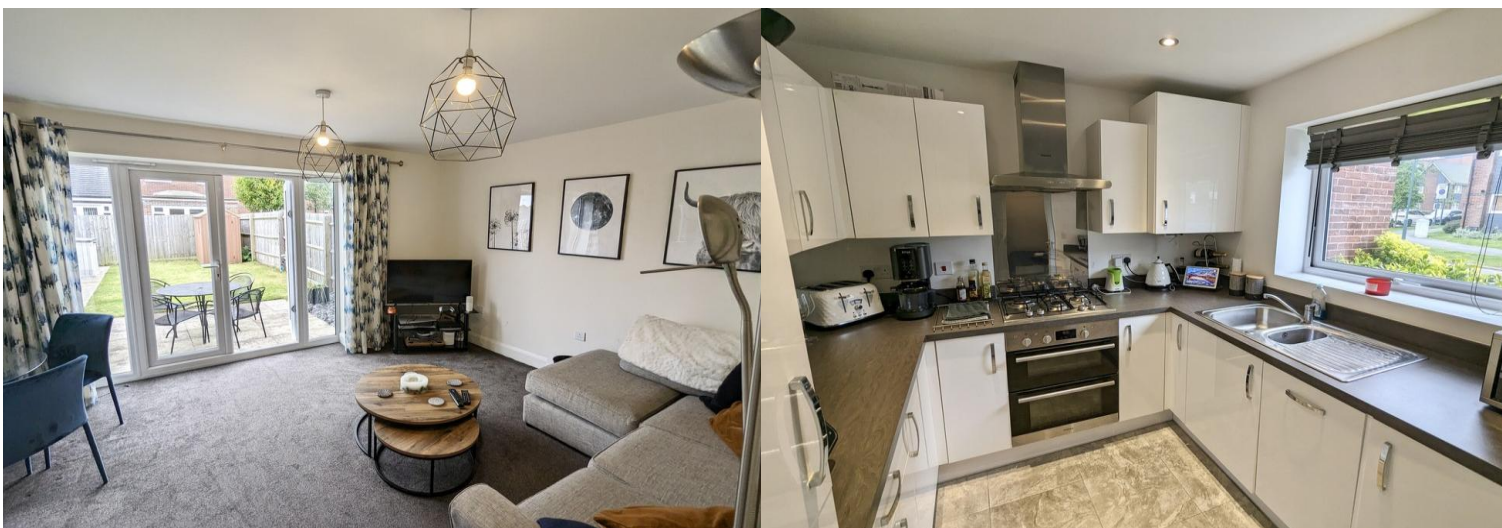
Shirley, Solihull, B90 2FG

- An Extremely Well Presented Mid Terraced Property
- Two Double Bedrooms
- En Suite & Family Bathroom
- Two Parking Spaces

£290,000

EPC Rating 84

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 pathway extending to door leading into

Hallway

9' 0" x 7' 0" (into stairs) (2.74m x 2.13m) With ceiling light point, central heating radiator, ceramic floor tiling, stairs leading to the first floor accommodation and opening to

Modern Kitchen to Front

8' 4" x 8' 3" (2.54m x 2.51m) Being fitted with a range of modern high gloss floor and wall mounted units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, integrated double oven, gas hob and extractor over, integrated fridge and freezer, slimline dishwasher, space for integrated washing machine, spot lights to ceiling, ceramic floor tiling and double glazed window to front

Guest WC

5' 3" x 3' 2" (1.6m x 0.97m) With low flush WC, wall-hung wash hand basin with tiled splashback, obscure double glazed window to front, ceramic tiled floor, central heating radiator, extractor and ceiling light



Lounge/Diner to Rear

15' 6" (max) x 12' 5" (4.72m x 3.78m) Having double glazed French doors to the rear with matching windows to side, two central heating radiators, door to under-stairs storage cupboard and two ceiling light points

Accommodation On The First Floor

Landing

With loft hatch and doors leading off to



Bedroom One to Front

11' 11" x 10' 11" (3.63m x 3.33m) With double glazed window to front elevation, central heating radiator, ceiling light point and door off to

En-Suite Shower Room

5' 2" x 7' 2" (1.57m x 2.18m) Being fitted with a white suite comprising of; shower enclosure with thermostatic shower over and bi-folding glazed doors, low flush WC, vanity wash hand basin with mixer tap and storage below, tiling to splash prone areas, extractor, tiling to floor, obscure double glazed window to front, central heating radiator and spot lights to ceiling

Bedroom Two to Rear

8' 10" x 10' 0" (2.69m x 3.05m) With double glazed window to rear elevation, central heating radiator and ceiling light point





Family Bathroom to Rear

6' 5" x 5' 6" (1.96m x 1.68m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and wall-hung wash hand basin with mixer tap, tiling to water prone areas, tiled flooring, chrome heated towel rail and obscure double glazed window to rear

Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries and passage giving access to right of way for bin collection.

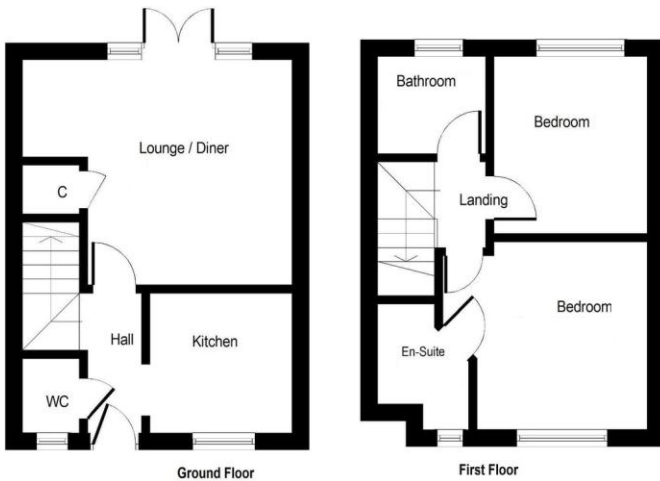


Parking

There are two tandem parking spaces situated to the left hand side of the block

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would 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		98
(81-91) B	84	
(69-80) C		
(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

316 Stratford Road
 Shirley
 Solihull
 West Midlands
 B90 3DN

www.smart-homes.co.uk
 shirley@smart-homes.co.uk
 0121 744 4144

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 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.