



Pear Tree Crescent

Shirley, Solihull, B90 1LB

- A Three Double Bedroom Semi Detached Family Home
- Superb Re-Fitted Open Plan Kitchen Family Room
- Snug/Sitting Room & Separate Playroom
- No Upward Chain

£273,250

EPC Rating '50'





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys, Morrisons 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 Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations.

The property is set back from the road behind a block paved driveway providing ample off-road parking, with courtesy gate leading through to the side and driveway extending to a UPVC double glazed porch.



Enclosed Porch

With wall mounted carriage light and colonial panel door leading into

Entrance Hall

Having a wall mounted radiator with thermostatic valve, ceiling light and contemporary panelled doors with chrome effect furnishings leading off to

Reception Room One/Snug to Front

7' 10" x 14' 9" (2.39m x 4.5m) Having a UPVC double glazed bow window to the front elevation, wall mounted radiator, coving to the ceiling and ceiling light point.



Reception Room Two/Playroom to Front

10' 3" x 6' 7" (3.12m x 2.01m) With double glazed door leading out to the side, wall mounted radiator, double glazed window to the front elevation and ceiling light point.

Guest WC

Having a close coupled WC, wall mounted wash hand basin, complementary tiling to water prone areas, ceiling light point, stripped timber effect flooring and contemporary glazed door with chrome effect furnishings leading into;



Superb Re-Fitted Open Plan Kitchen Family Room to Rear

20' 9" x 12' 7" (6.32m x 3.84m) Being re-fitted with a range of high gloss handle-less base and wall units, integrated wine rack and chiller, one and a half stainless steel sink and drainer unit with contemporary mixer tap, five ring gas hob with centre wok burner set below combination light and extractor, inset 'Beko' double oven and integrated 70/30 fridge freezer, range of pan drawers and integrated dishwasher. Inset down-lighters, double glazed window overlooking the rear garden and UPVC double glazed French doors leading to the rear garden

Accommodation On The First Floor

Landing

Having obscure double glazed window to the side elevation, ceiling light point, coving to the ceiling and doors radiating off to;

Master Bedroom to Rear

12' 11" x 14' 10" (3.94m x 4.52m) Having a double glazed casement window to the rear elevation, wall mounted radiator and ceiling light point.



Bedroom Two to Front

15' 9" x 11' 10" (4.8m x 3.61m) Having a double glazed window to the front elevation, comprehensive range of fitted wardrobes, wall mounted radiator, coving to ceiling and ceiling light point.



Bedroom Three to Front

9' 5" x 11' 0" (2.87m x 3.35m) Having a double glazed casement window to the front elevation, wall mounted radiator and ceiling light point.

Re-Fitted Four Piece Family Bathroom to Rear

Being re-fitted with a four piece white suite comprising WC, corner shower cubicle, panelled bath with centralised contemporary mixer tap and pedestal wash hand basin, obscure double glazed window to the rear and chrome effect heated towel rail.

Landscaped Rear Garden

With block paved patio area and retaining ornamental dwarf brick built wall leading to lawned area, with ornamental rockery, hard-standing for storage shed and panelled fencing to both sides, Block paved pathway extending to courtesy gate to the front. Wall mounted security light and south facing rear garden.

*PLEASE NOTE - THE SOLAR PANELS ARE CURRENTLY LEASED - A COPY OF THE LEASE AGREEMENT IS AVAILABLE FOR ANY INTERESTED PARTIES *

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC