



smarthomes

Chamberlain Crescent

Shirley, Solihull, B90 2DJ

- A Well Presented Semi Detached Property
- Three Bedrooms
- Conservatory
- South Facing Rear Garden

Offers Over £270,000

EPC Rating - 57

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 an artificially lawned fore garden and block paved driveway providing off road parking extending to up and over garage door and UPVC double glazed door leading through to

Lobby

With door to garage, wood effect flooring and glazed door leading through to

Hallway

With stairs leading to the first floor accommodation, radiator, ceiling light point and part glazed door leading through to



Lounge to Front

14' 0" x 11' 8" (4.27m x 3.56m) With double glazed window to front elevation, wood effect flooring, coving to ceiling, ceiling light point, radiator and part glazed door leading through to

Kitchen to Rear

14' 10" x 8' 0" (4.52m x 2.44m) Being fitted with a range of wall, drawer and base units incorporating display shelving with complementary slate effect work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, space and plumbing for washing machine, space for fridge and freezer, ceiling light points, wood effect flooring, door to under-stairs storage cupboard, double glazed window to rear and UPVC double glazed door leading into



Conservatory

9' 0" x 12' 9" (2.74m x 3.89m) With double glazed windows, polycarbonate roof, tiled flooring and double glazed French doors leading out to the rear garden

Accommodation on the First Floor

Landing

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

Bedroom One to Front

11' 0" x 8' 6" (3.35m x 2.59m) With double glazed window to front elevation, radiator and ceiling light point





Bedroom Two to Rear

11' 0" x 8' 7" (3.35m x 2.62m) With double glazed window to rear elevation, radiator, picture rail and ceiling light point

Bedroom Three to Front

6' 0" x 8' 0" (1.83m x 2.44m) With double glazed window to front elevation, radiator, picture rail and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with shower attachment, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, wood effect flooring, radiator and ceiling light point



South Facing Rear Garden

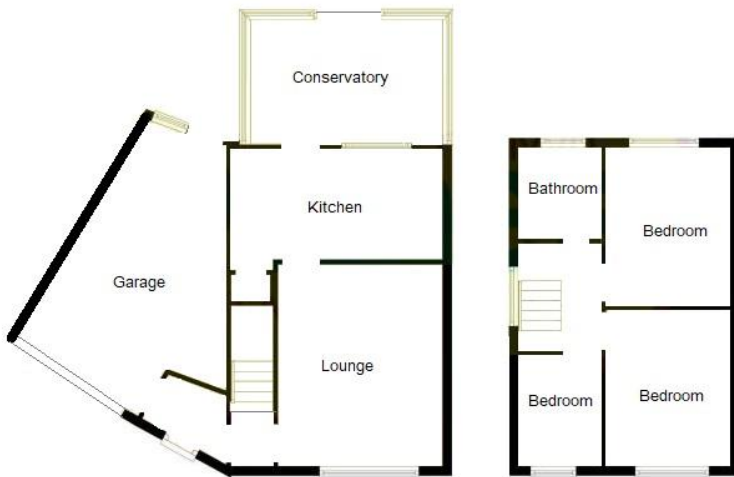
Having an artificial lawned area, paved pathway and fencing to boundaries

Garage

11' 8" max x 18' 0" max (3.56m x 5.49m) With garage door to driveway and UPVC double glazed door to rear garden

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 – C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(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 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.