



smarthomes



- A Spacious Detached Family Home
- Three Double Bedrooms
- Open Plan Breakfast Kitchen & Dining Kitchen
- En-Suite Shower Room

Pear Tree Crescent, Shirley, Solihull, B90 1LE

£385,000

A spacious detached family home benefitting from three double bedrooms, open plan breakfast kitchen & dining room, conservatory, spacious lounge, guest WC, en-suite shower room, family bathroom, rear garden backing onto canal, garage and off road parking.

EPC Rating – TBC

Council Tax Band - D



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 lawned fore garden and block paved driveway providing generous off road parking extending to gated access to both sides of property, garage doors, external lighting and attractive composite front door leading through to

Enclosed Porch

With tiled flooring, lighting, tiling to half height and obscure glazed composite door leading through to



Lounge to Front

18' 4" x 14' 1" (5.6m x 4.3m) With double glazed bay window to front elevation, stairs leading to the first floor accommodation, coving to ceiling, ceiling light point, radiator, brick fireplace with gas stove and wooden mantle and doors leading off to



Guest WC

With obscure double glazed window to side, low flush WC, vanity wash hand basin, tiling to half height, tiled flooring and ceiling light point

Open Plan Dining Area to Rear

14' 1" x 11' 5" (4.3m x 3.5m) With double glazed sliding patio doors to conservatory, two radiators, coving to ceiling, ceiling light with fan and archway through to

Breakfast Kitchen to Rear

11' 5" x 8' 2" (3.5m x 2.5m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, five ring gas hob with extractor canopy over, inset electric oven, under-cupboard lighting, space and plumbing for washing machine and dishwasher, breakfast bar seating area, ceiling light point, tiled flooring and double glazed window to rear

Conservatory

21' 11" x 7' 2" (6.7m x 2.2m) With double glazed windows, polycarbonate roof, double glazed French doors leading out to the rear garden, radiator, wall lighting, power points and wood effect flooring

Accommodation on the First Floor

Landing

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

Bedroom One to Rear

19' 0" x 11' 9" (5.8m x 3.6m) With two double glazed windows to rear elevation, radiator, coving to ceiling, two ceiling light points and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising of; shower enclosure with electric shower, WC with enclosed cistern and vanity wash hand basin; with complementary tiling to walls and floor, obscure double glazed window, ladder style radiator and ceiling light point

Bedroom Two to Front

15' 1" x 10' 9" (4.6m x 3.3m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

Bedroom Three to Front

13' 1" x 11' 5" (4.0m x 3.5m) With double glazed window to front elevation, radiator, wood effect flooring, coving to ceiling and ceiling light with fan

Family Bathroom

7' 6" x 7' 6" (2.3m x 2.3m) Being fitted with a three piece white suite comprising; panelled bath with shower attachment over, low flush WC and pedestal wash hand basin, with tiling to walls, obscure double glazed window to side, ladder style radiator and ceiling light point

Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, gated access to front, stepping stone pathway, paved terrace, a variety of mature shrubs and bushes and steps leading down to canal access

Garage

18' 4" x 8' 2" (5.6m x 2.5m) With PVC double garage doors to driveway, UPVC double glazed door to side, wall mounted Vaillant boiler, ceiling light point, power points and sink unit

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 Nigel Hodges. Current council tax band - D





316 Stratford Road, Shirley,
Solithull, West Midlands, B90
3DN

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

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