



Ufton Crescent, Shirley

Offers Around £499,950

- PORCH ENTRANCE
- LOUNGE
- EXTENDED KITCHEN
- FOUR DOUBLE BEDROOMS
- GARAGE & DRIVEWAY
- RECEPTION HALLWAY
- DINING ROOM
- SIDE UTILITY WITH WC
- FAMILY BATHROOM
- APPX 200' REAR GARDEN

Ufton Crescent is a popular residential road leading directly from Radbourne Road in Shirley. Originally built in the late 1950's, these well proportioned house occupy good sized plots with generous space to both the front and rear.

The property is approximately one mile from the main A34 Stratford in the town centre of Shirley, where one will find excellent shopping facilities, ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. Frequent bus services operate along the Stratford Road into the City of Birmingham and beyond and into the town centre of Solihull, and there is a thriving business community together with a wide choice of restaurants, hostelrys, and a community centre.

Nearby is the town centre of Solihull which also offers excellent shopping facilities with the new Touchwood Development, and also has a thriving business community, and a local bus service operates within nearby Solihull Road which will take you to the town centre. Within the town centre of Solihull is the Railway Station, Tudor Grange Leisure Centre with indoor tennis and swimming facilities, Norman Green Athletics Centre and the Sixth Form Colleges serving the area, together with St Peter's School and St Augustine's Roman Catholic Junior and Infant Schools, and we are advised that the property falls within the Tudor Grange catchment, although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this extended traditional semi detached house which sits back back from the road behind a front block edged tarmac driveway which leads to a UPVC double glazed double door opening to the

PORCH ENTRANCE

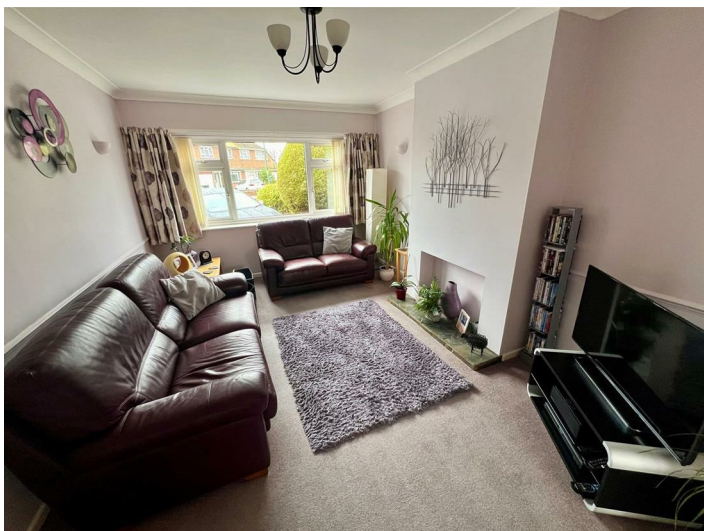
Having recessed ceiling spotlights, UPVC double glazed windows to the front and side, tiled flooring and part glazed front door opening to the

RECEPTION HALLWAY

Having ceiling light point, laminate wooden flooring, central heating radiator, turned staircase rising to the first floor accommodation, cloaks storage cupboard and doors opening to the lounge and kitchen

LOUNGE

14'8" x 10'9" (4.47m x 3.28m)



Having UPVC double glazed window to the front, ceiling light point, four wall light points, central heating radiator and open access to the

DINING AREA

10'9" x 9'5" (3.28m x 2.87m)



Having ceiling light point, wall light point, central heating radiator, sliding double glazed patio style doors to the rear garden and door opening to the

EXTENDED KITCHEN

12'10" x 9'7" (3.91m x 2.92m)



Having UPVC double glazed window to the rear, part glazed door opening to the utility room, understairs pantry, tiled flooring, two ceiling light points, central heating radiator and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, gas cooker point, full height appliance space and peninsular breakfast table

UTILITY AREA

Having UPVC double glazed door to the rear garden, UPVC door to the front, tiled flooring, ceiling light point, access to the garage and space with plumbing for an automatic washing machine and dishwasher

GROUND FLOOR WC

Having window to the rear, ceiling spotlight, tiled flooring and low level WC

FIRST FLOOR LANDING

Having ceiling light point, UPVC double glazed window to the side, staircase rising to the second floor and doors off to three bedrooms, bathroom and separate WC

BEDROOM TWO
13'0" x 10'9" (3.96m x 3.28m)

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and two built in storage cupboards

BEDROOM THREE
10'8" x 9'5" (3.25m x 2.87m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobe

BEDROOM FOUR
9'7" x 9'5" (2.92m x 2.87m)

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BATHROOM



Having UPVC double glazed window to the rear, airing cupboard housing the combi boiler, recessed ceiling spotlights, panelled bath with shower over and glazed screen, pedestal wash hand basin and central heating radiator

SECOND FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point and door opening to

BEDROOM ONE
15'0" max x 11'6" max (4.57m max x 3.51m max)

Having two 'Velux' style double glazed windows to the rear,

recessed ceiling spotlights, central heating radiator, built in wardrobes and eaves access



REAR GARDEN



Being a particularly attractive feature of the property and extending to approximately 200' in length having decked patio area with large paved seating area beyond, extensive lawn with defined boundaries and garden shed

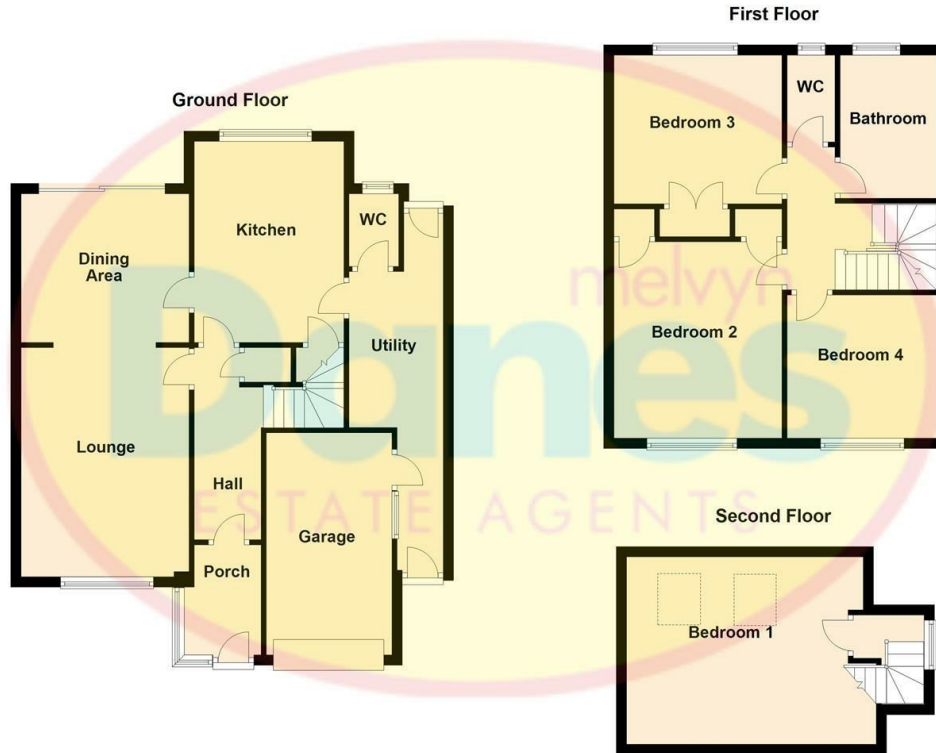


SINGLE GARAGE
14'2" x 8'0" (4.32m x 2.44m)

Having roller style door to the front driveway, light and power

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE We are advised that the property is Freehold.

COUNCIL TAX Band D

VIEWING By appointment only please with the Shirley office on 0121 744 2801.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
27 Ufton Crescent Shirley
Solihull B90 3RX

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk