



Pear Tree Crescent, Shirley

Offers Around £295,000

- DRIVEWAY
- HALLWAY
- DINING ROOM
- SHOWER ROOM
- SINGLE GARAGE
- PORCH
- LOUNGE
- THREE DOUBLE BEDROOMS
- REAR GARDEN
- NO UPWARD CHAIN

This spacious semi detached house offers excellent family size accommodation.

Pear Tree Crescent leads onto Yardley Wood Road and local shops. It is a short walk from the High Street, Solihull Lodge, along which is Peterbrook Junior and Infant School and frequent bus services which provide access to the Maypole where a Sainsbury's supermarket and local shops are sited or, in the other direction to the A34 Stratford Road in the town centre of Shirley, passing by a number of shops and access to Shirley Railway Station from where commuter services operate to Birmingham and beyond.

There is easy access via the Maypole and Hollywood By-Pass to Junction 3 of the M42 motorway at Portway. The M42 forms the hub of the national motorway network and provides access, via the junction with the A45, to the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport and Railway Station.

An excellent location therefore for this substantial semi detached house which sits back from the road behind a front driveway, flanked by a foregarden. A UPVC double glazed front door opens to the

PORCH

Having wall mounted light and entrance door leading to

HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing and doors off to lounge, kitchen and

DINING ROOM

12'4" x 11'0" (3.76m x 3.35m)



Having double glazed window to front aspect, wall lights and central heating radiator

LOUNGE

11'6" x 11'0" (3.51m x 3.35m)



Having double glazed sliding door to conservatory, wall mounted lights and central heating radiator

KITCHEN

8'6" x 10'6" (2.59m x 3.20m)



Having double glazed window to rear aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, space for cooker, and under counter fridge and freezer, space and plumbing for washing machine, ceiling light point, opening to under stair storage and double glazed door to rear garden

FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point and doors off to the three bedrooms, shower room and separate wc

BEDROOM ONE
11'6" x 13'0" (3.51m x 3.96m)

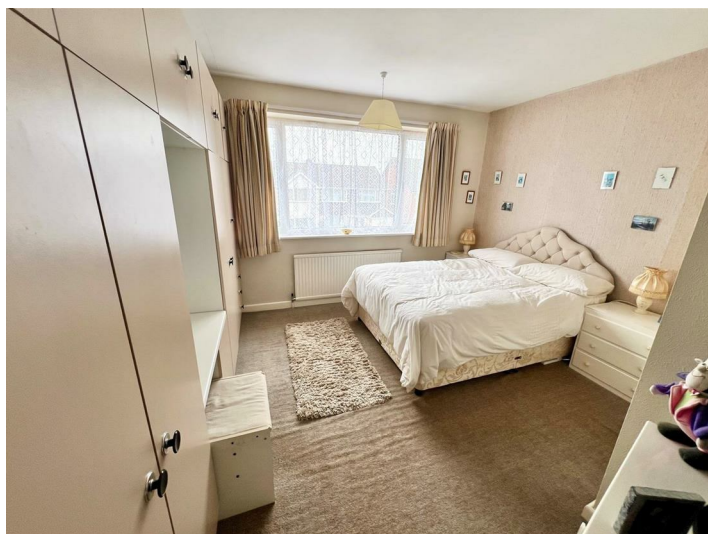


Having double glazed window to rear elevation, ceiling light point and central heating radiator

BEDROOM TWO
12'5" x 11'0" (3.78m x 3.35m)

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

BEDROOM THREE
12'0" max x 12'3" max (3.66m max x 3.73m max)



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

SHOWER ROOM



Having double glazed window to rear elevation, walk in shower with thermostatic shower with raindrop head and separate hand held attachment, vanity unit with wash hand basin, heated chrome towel rail and ceiling light point

SEPERATE WC

Having double glazed window to rear elevation, low level wc and ceiling point

GARAGE
16'0" x 6'11" (4.88m x 2.11m)

Having single glazed window to side aspect, ceiling light point and double doors to the front driveway

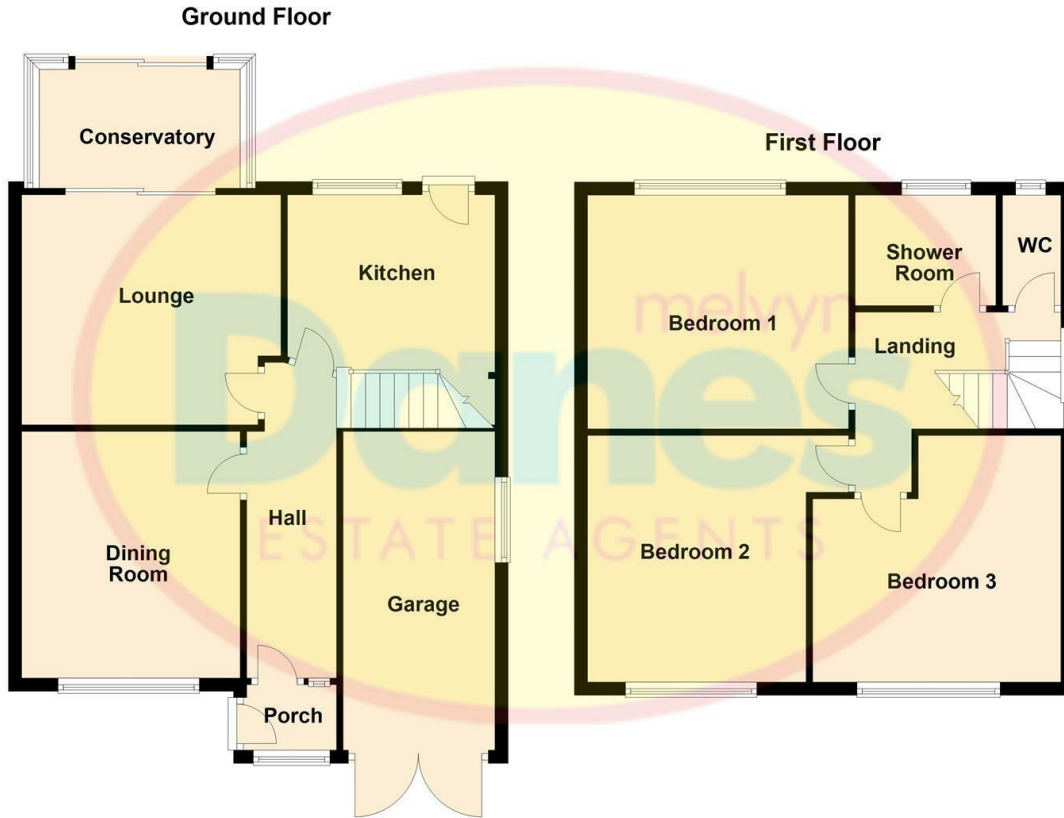
REAR GARDEN



Having paved patio with lawn and shaped borders and a couple of steps leading to a further lawn and shaped borders

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.



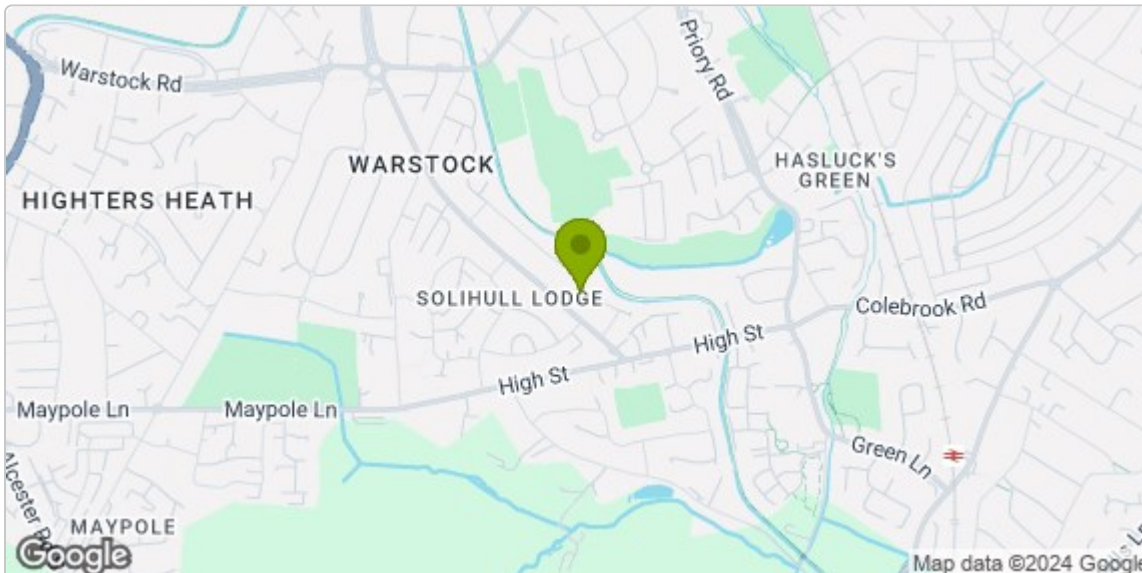
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
33 Pear Tree Crescent Shirley
Solihull B90 1LB

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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