



Ufton Crescent, Shirley

Offers Around £550,000

- CANOPY PORCH
- SEPARATE LOUNGE
- UTILITY ROOM
- THREE DOUBLE BEDROOMS
- GARAGE & DRIVEWAY
- RECEPTION HALLWAY
- SUPERB DINING & LIVING KITCHEN
- GROUND FLOOR WC
- BATHROOM
- GARDEN WITH GARDEN ROOM

Ufton Crescent is a popular residential road leading directly from Radbourne Road in Shirley. Originally built in the late 1950's, these well proportioned houses occupy good sized plots within a most pleasant wide cul-de-sac offering an overall feeling of space and privacy.

The property is approximately one mile from the main A34 Stratford Road 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 and recently modernised detached house which sits back back from the road behind a front driveway which leads to the

CANOPY PORCH

Having wall light point and composite front door which opens to the

RECEPTION HALLWAY

Having staircase rising to the first floor accommodation, tiled flooring, designer radiator and doors opening to the lounge and dining kitchen

LOUNGE

16'3" x 10'1" (4.95m x 3.07m)



Having UPVC double glazed dog leg style bay window to the front, designer radiator and media wall with recessed feature electric fire and TV recess

SUPERB DINING & LIVING KITCHEN 23'10" max x 17'2" max (7.26m max x 5.23m max)



Having recessed ceiling spotlights, tiled flooring, two designer radiators, two sets of double glazed bi-folding doors overlooking and opening to the rear garden, recessed ceiling spotlights, door opening to the utility room and being fitted with a comprehensive range of wall, base and larder style units having central island with inset halogen hob and ceiling recessed extractor and two ceiling light points over, integrated electric oven, microwave, dishwasher, fridge, freezer and dishwasher



UTILITY ROOM

8'1" x 5'1" (2.46m x 1.55m)

Having part double glazed door to the side passageway, wall mounted central heating boiler, space and plumbing for an automatic washing machine, tiled flooring and door opening to the

GROUND FLOOR WC

Having low level WC, vanity wash hand basin, tiled flooring, recessed ceiling spotlights, extractor fan and UPVC double glazed window to the side

FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point, loft hatch access and doors off to three bedrooms and family bathroom

BEDROOM ONE
11'0" x 10'0" (3.35m x 3.05m)



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

BEDROOM TWO
11'10" x 10'0" (3.61m x 3.05m)



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

BEDROOM THREE
13'4" max x 11'5" max (4.06m max x 3.48m max)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and fitted shelving and drawers providing useful storage

FAMILY BATHROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, complementary wall tiling, freestanding bath, shower recess, pedestal wash hand basin and low level WC

REAR GARDEN



Having large patio area with gated side access and extensive lawn beyond with defined boundaries

GARDEN ROOM



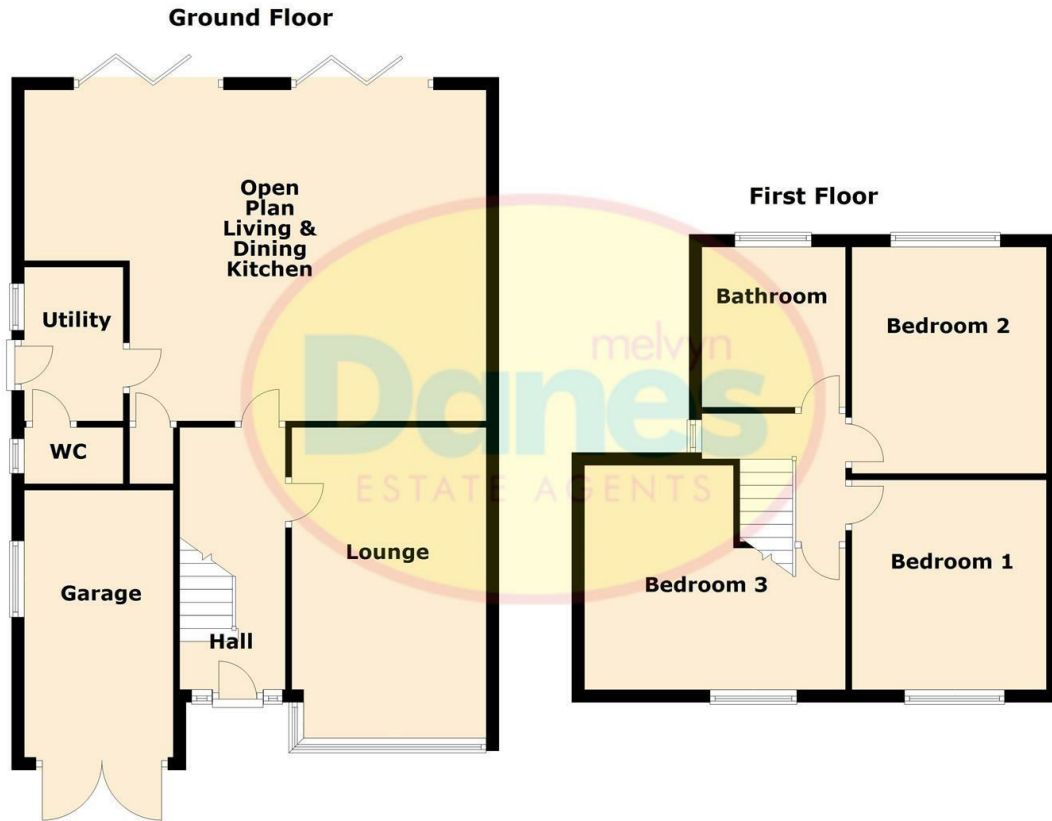
Having double glazed french style doors opening to the garden

SINGLE INTEGRAL GARAGE

Having light and power, window to the side and double opening doors to the front driveway

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.

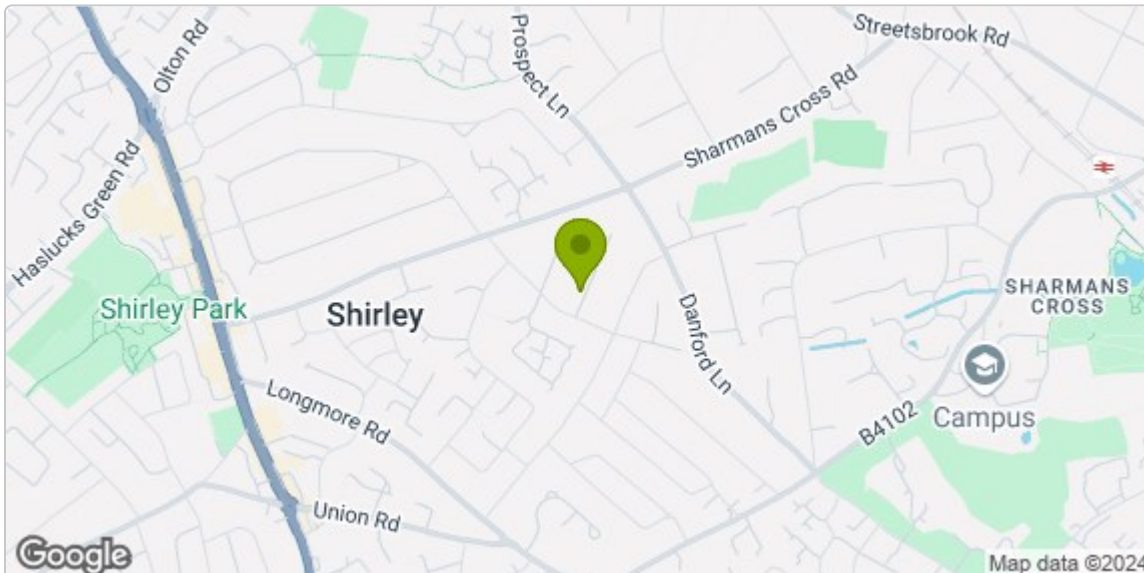
COUNCIL TAX Band E

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:
40 Ufton Crescent Shirley
Solihull B90 3SA

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(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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