



The Crescent, Shirley

Guide Price £390,000





PROPERTY OVERVIEW

Introducing this exceptional semi-detached house, a fusion of deceptive spaciousness and significant extension, prominently situated within walking distance from the bustling centre of Shirley. Set behind a block-paved driveway boasting ample parking space, enhanced by a convenient storage/utility area benefitting from both electricity and water supply, this residence epitomises suburban comfort and practicality.

Upon entry through the welcoming hallway, one is met with a tasteful array of living spaces downstairs, including two generously sized reception rooms along with a sunlit conservatory. The heart of the home lies at the rear, where an extended, fully fitted breakfast kitchen overlooks the garden, creating a seamless indoor-outdoor connection for peaceful mornings and delightful meals. A guest WC completes the ground floor layout, adding further practicality to the home.

Ascending the staircase reveals a well-thought-out layout, including two double bedrooms and a cosy single bedroom, all with mirrored fitted wardrobes exuding elegance, and a family shower room with a large walk-in shower and bespoke quality units. To the second floor, the property benefits from the added comfort of a versatile loft room, ideal for personalised use.





To the rear, a sizeable well-established garden beckons, boasting a purpose-built summerhouse with folding doors opening onto a decking area and an assortment of outbuildings and storage facilities, perfect for hobbies and organisational needs.

In summary, this property stands as a testament to modern comfort and functional design, offering a harmonious blend of spacious interiors, outdoor tranquillity, and proximity to essential amenities, promising a lifestyle of ease and enjoyment for its discerning residents.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: C

Tenure: Freehold





- Deceptively Spacious & Significantly Extended Three Bedroom Semi Detached House Located Walking Distance From The Centre Of Shirley
- Set Behind A Large Block Paved Driveway Providing Ample Parking And Benefitting From A Storage / Utility Area With Electricity & Water Supply
- All Downstairs Living Accommodation Is Accessed Via The Entrance Hallway & Includes Two Well Proportioned Reception Rooms, A Conservatory & A Guest WC
- To The Rear Of The Property Is An Extended, Fully Fitted Breakfast Kitchen With Views Over The Garden Beyond
- Upstairs, The Property Benefits From Two Double Bedrooms & A Cosy Single Bedroom, All Of Which Benefit From Mirrored Fitted Wardrobes & Are Supported By A Family Shower Room
- The Property Also Affords A Versatile Loft Room To The Second Floor
- To The Rear Of The Property Is A Large, Well Established Garden With A Plethora Of Outbuildings & Storage Space, Including A Summerhouse
- Set Within Walking Distance To Shirley & All Of The Amenities Shirley Has To Offer



ENTRANCE PORCH

ENTRANCE HALLWAY

RECEPTION ROOM ONE

14' 2" x 11' 9" (4.32m x 3.57m)

RECEPTION ROOM TWO

12' 0" x 9' 11" (3.67m x 3.03m)

CONSERVATORY

11' 6" x 7' 8" (3.50m x 2.34m)

BREAKFAST KITCHEN

20' 6" x 10' 6" (6.26m x 3.21m)

WC

STORAGE / UTILITY AREA

FIRST FLOOR

PRINCIPAL BEDROOM

14' 3" x 8' 10" (4.35m x 2.70m)

BEDROOM TWO

11' 9" x 8' 1" (3.58m x 2.47m)

BEDROOM THREE

6' 9" x 6' 9" (2.07m x 2.05m)

SHOWER ROOM

8' 3" x 7' 1" (2.52m x 2.15m)

SECOND FLOOR

LOFT ROOM

12' 0" x 10' 10" (3.67m x 3.31m)

TOTAL SQUARE FOOTAGE

138.0 sq.m (1481 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

SUMMERHOUSE

9' 4" x 7' 2" (2.85m x 2.18m)

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets, all blinds, some light fittings, fitted wardrobes in all three bedrooms and garden shed.

ADDITIONAL INFORMATION

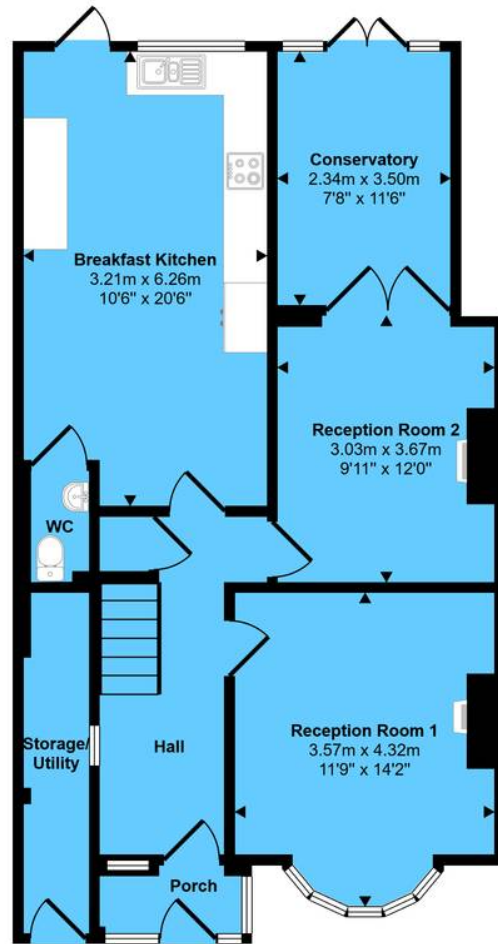
Services – direct mains water, sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

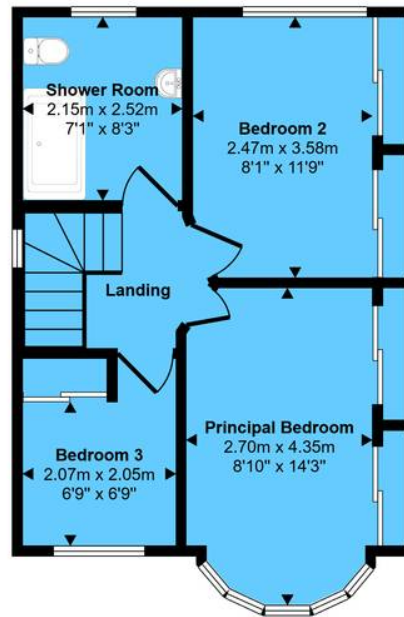
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
138 sq m / 1481 sq ft



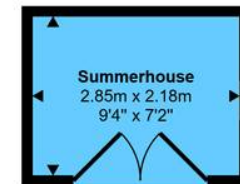
Ground Floor
Approx 72 sq m / 779 sq ft



First Floor
Approx 40 sq m / 435 sq ft



Second Floor
Approx 19 sq m / 199 sq ft



Garden Room
Approx 6 sq m / 67 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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