



## Highdown Crescent, Shirley

Guide Price £335,000





## PROPERTY OVERVIEW

Presenting this tastefully extended two-bedroom semi-detached property, ideal for first-time buyers or investors. The ground floor boasts a large living room to the front, leading to a delightful refitted kitchen with ample work space, perfect for culinary endeavours. Additionally, a thoughtfully added large conservatory provides a superb additional living space, ensuring comfort and versatility. A downstairs toilet and hallway leading to a single garage complete the ground floor layout. Ascending to the first floor, discover two double bedrooms with ample storage space, both serviced by a convenient refitted family bathroom. Located in a coveted area, this property offers a blend of functionality and style, with a well-designed layout that caters to various lifestyle needs. With its charming features and thoughtful extensions, this property presents an appealing opportunity for those in search of a comfortable home or a promising investment. Experience the convenience and comfort this property offers and envision the possibilities it holds for creating your ideal living space.







## 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

- Two Bedroom Semi-Detached Property
- Ideal For First Time Buyers Or Investors
- Thoughtfully Extended
- Spacious Living Room
- Refitted Kitchen
- Versatile Conservatory
- Two Double Bedrooms
- Refitted Family Bathroom
- Rear Garden & Single Garage





**LIVING ROOM**

16' 10" x 11' 8" (5.13m x 3.56m)

**KITCHEN**

11' 7" x 10' 0" (3.53m x 3.05m)

**CONSERVATORY**

11' 5" x 7' 4" (3.48m x 2.24m)

**WC**

5' 9" x 3' 8" (1.75m x 1.12m)

**INTEGRAL SINGLE GARAGE**

16' 0" x 7' 10" (4.88m x 2.39m)

**FIRST FLOOR****BEDROOM ONE**

11' 7" x 10' 0" (3.53m x 3.05m)

**BEDROOM TWO**

11' 8" x 8' 4" (3.56m x 2.54m)

**BATHROOM**

6' 7" x 6' 0" (2.01m x 1.83m)

**TOTAL SQUARE FOOTAGE**

74 sq.m (797 sq.ft) approx.

**OUTSIDE THE PROPERTY****GARDEN**





#### **ITEMS INCLUDED IN THE SALE**

Stoves integrated oven, Stoves integrated hob, extractor, all carpets, some blinds, fitted wardrobes in two bedrooms, bookshelves and cupboards in bedroom two and electric garage door.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Virgin. Loft space - part boarded with lighting.

#### **MONEY LAUNDERING REGULATIONS**

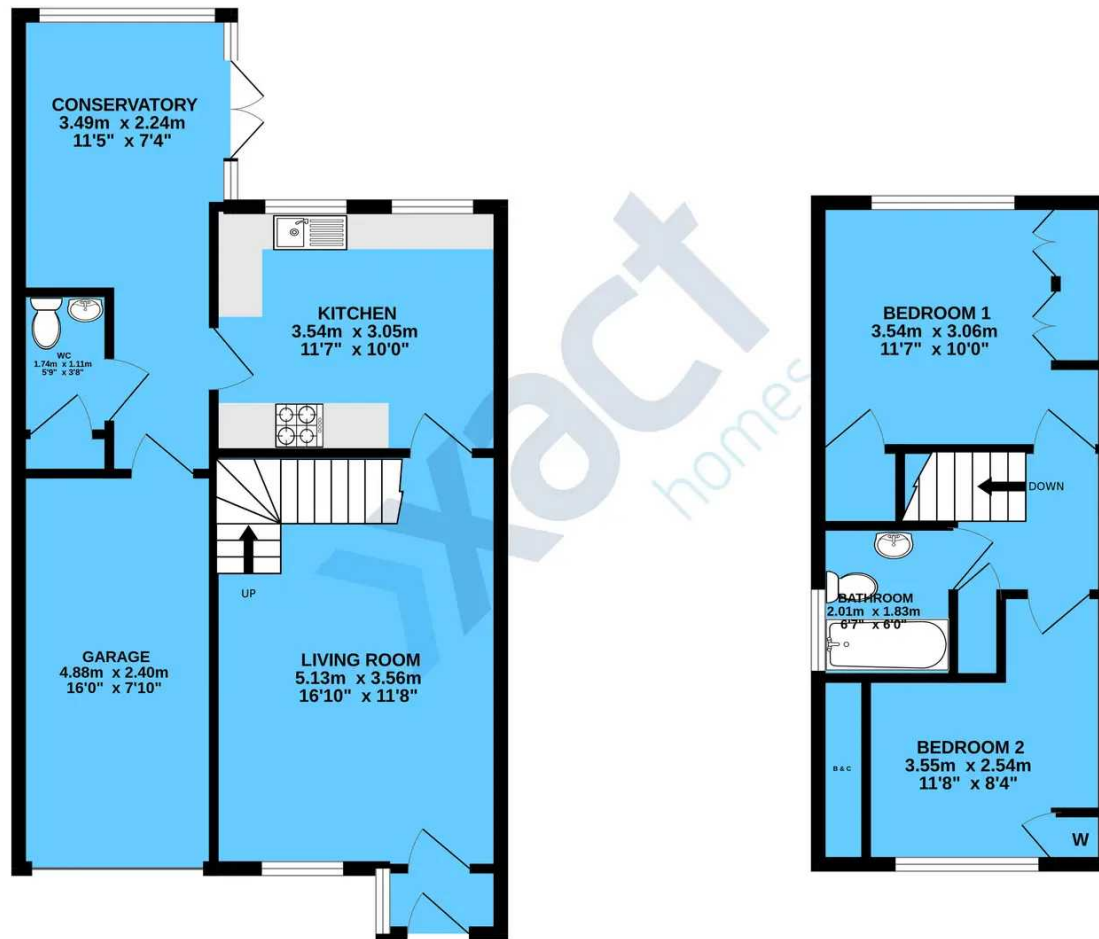
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 74.0 sq.m. (797 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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