

Horton & Storey



9 Bearley Croft, Shirley, Solihull, B90 4DL

£394,950

- Spacious Three-Bedroom Semi-Detached
- Off Road Parking
- No Work Required
- Three Double Bedrooms
- Through Lounge And Dining Area
- Large Rear Garden
- No Chain
- Well Presented Throughout

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Welcome to Bearley Croft!

Inside this charming, three-bedroom semi-detached home you'll find a spacious through lounge perfect for relaxing or entertaining. The kitchen is modern and well-equipped, with a dining area nearby.

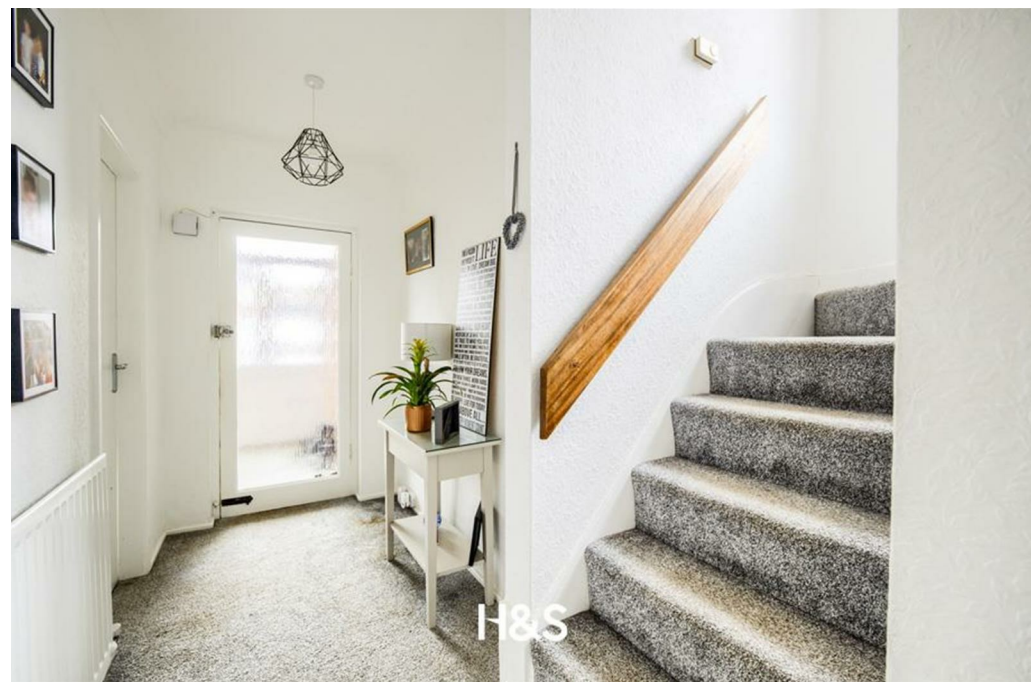
Upstairs, there are three double bedrooms, providing plenty of space for a growing family or guests. Outside, the generous rear garden is ideal for outdoor activities and enjoying the sunshine.

This property is sold with no upward chain, making the buying process smooth. Its location near the M42 motorway ensures easy commuting, and there are excellent schools, shops, and restaurants nearby.

This home on Bearley Croft is a fantastic opportunity to enjoy a comfortable lifestyle in a vibrant community. Don't miss out!



Council Tax Band: D



Description

Approach

Via driveway with space for off road parking, lawn to the right hand side with mature shrubs to the borders. Access to the garage and side access to the rear garden.

Ground floor

Porch

Enter the property via UPVC door. Double glazed windows to the side elevation.

Hallway

Stairs leading to the first floor, doors to ground floor rooms. Cupboard under the stairs.

Lounge

4.50 x 3.33

Through lounge to dining area, double glazed window to the front elevation, feature fireplace.

Dining area

3.33 x 2.84

Sliding patio doors leading out to the rear garden.

Kitchen

2.84 x 2.83

A range of wall and floor based units with surface over, integrated oven with electric hobs, washing machine and dishwasher, sink with mixer tap. Double glazed window to the rear.

Single garage

4.55 x 2.61

Rear garden

Slabbed patio area and path to the left leading to the rear of the garden, lawn with mature bushes and shrubs to the borders.

First floor

Landing

Doors to first floor rooms, access to the loft, double glazed window to the side elevation.

Bedroom one

4.05 x 3.33

Double bedroom with double glazed window to the front elevation. Built in storage.

Bedroom two

3.33 x 2.85

Double bedroom with double glazed window to the rear elevation. Built in storage.

Bedroom three

3.97 x 2.93

Double bedroom with double glazed window to the front elevation.

Bathroom

2.83 x 1.69

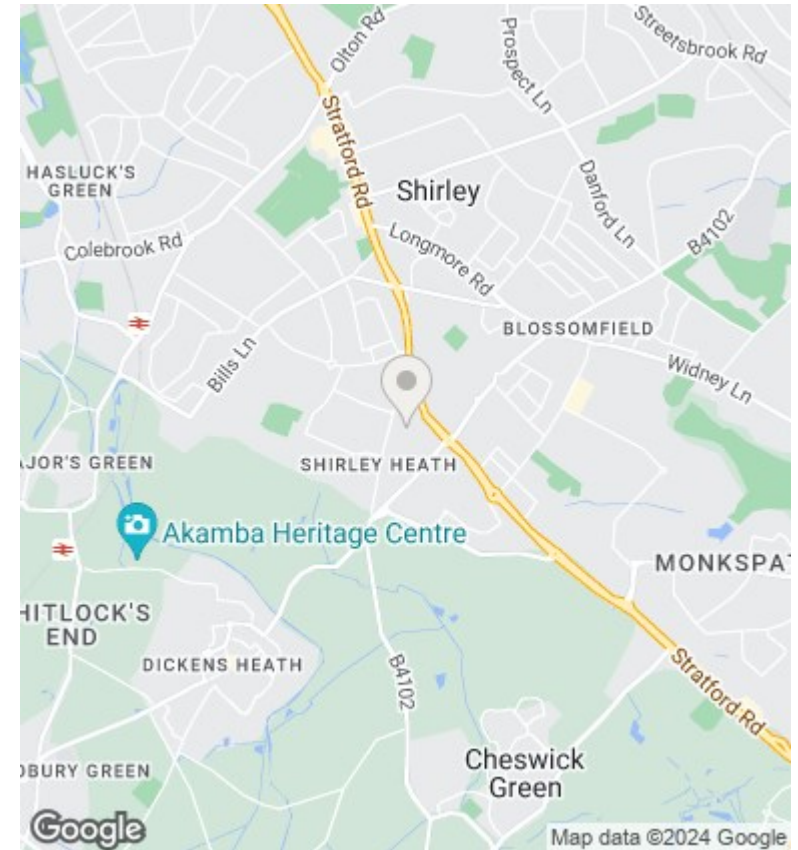
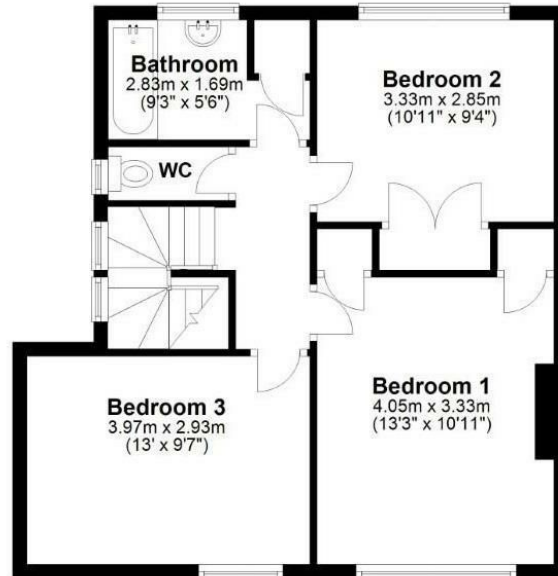
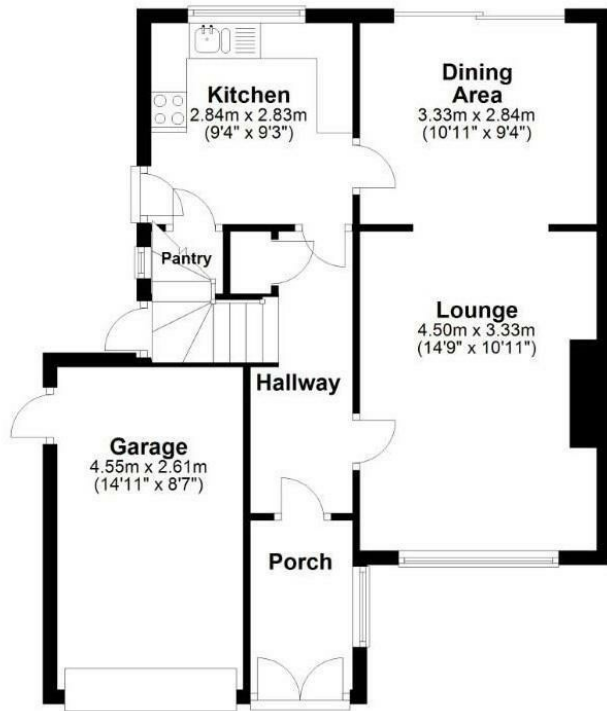
Suite comprised of panelled bath, tiled floors and walls. Wash basin, storage cupboard and double glazed window to the rear elevation.

WC

WC with double glazed window to the side elevation.







Directions

Viewings

Viewings by arrangement only. Call 0121 6630099 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	