

Horton & Senate



9 Cryersoak Close, Shirley, Solihull, B90 4UW

£369,950

- Three Bedroom Semi
- Well Presented
- Situated In A Private Cul De Sac
- Garage
- Low Maintenance Garden
- Off Road Parking

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Nestled in the charming neighbourhood of Monkspath in Shirley, Solihull, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With its inviting façade and well-maintained exterior, this property is sure to capture your attention.

Upon entering, you are greeted by a spacious through lounge, perfect for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining area. The natural light that floods through the windows creates a warm and welcoming atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, providing ample space for family members or guests. Each room offers a peaceful retreat, ideal for restful nights and rejuvenating mornings. The layout is thoughtfully designed to ensure comfort and privacy for all.

Completing this charming home is a well-appointed bathroom, designed for both functionality and style. It offers a serene space to unwind after a long day.

Located in the sought-after area of Shirley, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The excellent transport links make commuting to nearby towns and cities a breeze, enhancing the appeal of this lovely property.

3

1

2

D

Council Tax Band: D



Through lounge/dining area

With a feature fireplace, central heating radiator and a double glazed window to the front elevation. French doors leading to the sun room and a door giving access to the kitchen.

Kitchen

A range of wall and floor base units with surface over, inset sink with mixer tap, a gas hob, extractor fan, oven and integrated microwave. Double glazed window to the rear elevation and a door leading to the sun room.

Landing

Access to the loft and doors to all first floor rooms and a double glazed window to the side elevation.

Bedroom one

Double glazed window to the front elevation and a central heating radiator.

Bedroom two

Double glazed window to the rear elevation and a central heating radiator.

Bedroom three

Double glazed window to the rear elevation and a central heating radiator.

Bathroom

Suite comprises of a panelled bath with a shower over, WC, wash basin, heated towel rail, a wall mounted mirrored cabinet. A double glazed window to the front elevation. Cupboard which houses the boiler.







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(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	

Ground Floor



First Floor

