

Horton & Storey



66 Pear Tree Crescent, B90 1LD

£379,950

- Three Generous Bedrooms
- Utility Area
- Off Road Parking
- Rear Garden
- Garage Conversion
- Scope or A Loft Conversion
- Downstairs WC
- Extended Kitchen
- Conservatory
- Single Garage With Electric To The Side Of The Property

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66 Pear Tree Crescent, B90 1LD

Welcome to Pear Tree Crescent, Shirley! Nestled in a tranquil neighborhood, this charming semi-detached home boasts three generous bedrooms, providing ample space for comfortable living. The heart of the home lies in its large kitchen, complete with a convenient utility area, ideal for culinary enthusiasts and busy families alike. A well-appointed family bathroom offers relaxation and functionality, while a downstairs WC adds convenience to daily routines. With its thoughtfully designed layout, this property presents an inviting opportunity for a cozy and convenient lifestyle. Additionally, there is ample scope to convert the loft, perfect for expanding living space. Outside, a rear garden provides a private retreat, while a garage conversion offers versatility. The property also features a large reception area and a delightful conservatory, creating ideal spaces for entertaining or relaxation.



Council Tax Band: D



Ground Floor

Hallway

Stairs to first floor, doors leading to all ground floor rooms. A Central heating radiator.

Dining room

5.28 x 2.33

A double glazed window to the front elevation, a central heating radiator.

Downstairs WC

WC, wash basin and a central heating radiator.

Kitchen

A range of wall and floor based units with surface over. Integrated aga, dishwasher and sink with mixer tap. Two double glazed windows to the front elevation.

Utility area

Plumbing for a washing machine, space for a fridge freezer and drier, storage space with surface over and access to the rear garden

Reception

3.69m x 6.18m

Gas fireplace, two double doors leading out to the conservatory. A Central heating radiator.

Conservatory

2.03m x 6.18m

Two central heating radiators. French doors leading out to the rear garden.

Rear Garden

Slabbed patio area leading up to the lawn with mature bushes and shrubs to the borders.

Single garage

6.12m x 2.81m

First Floor

Landing

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

Bedroom one

4.80m x 3.41m

Double bedroom with a double glazed window to the front elevation. Central heating radiator.

Bedroom two

3.86m x 3.41m

Double bedroom with a double glazed window to the rear elevation. Central heating radiator.

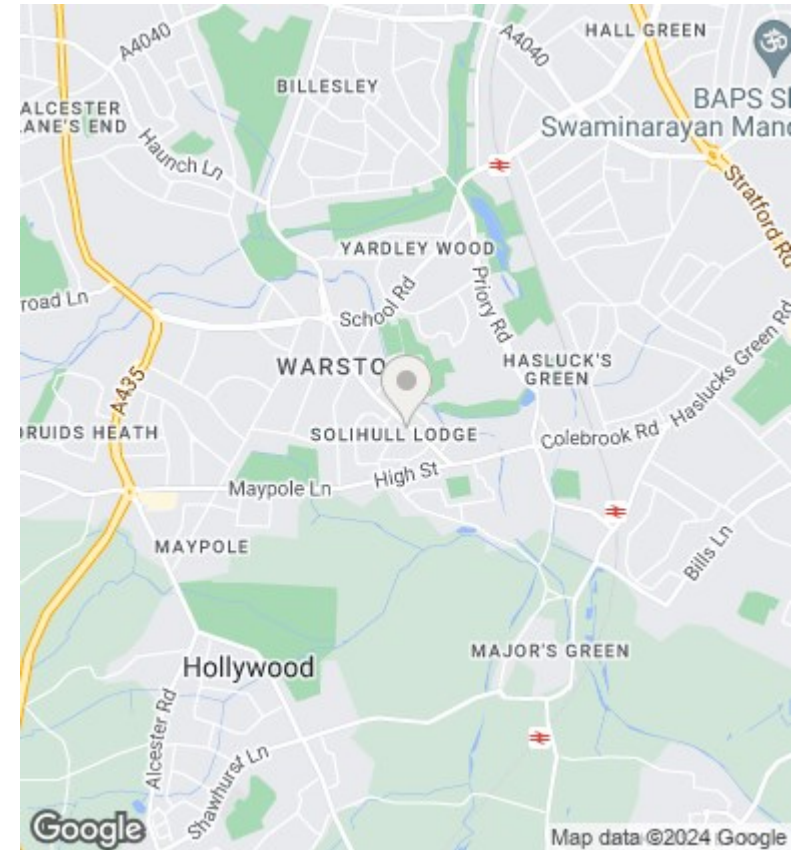
Bedroom three

3.42m x 2.67m

Double bedroom with a double glazed window to the front elevation. Central heating radiator.

Bathroom

Tiled walls and floors. A corner bath, wash basin and walk in shower. A double glazed window to the rear elevation. A heated towel rail.



Directions

Viewings

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

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	