

Horton & Senate



1 Pensham Croft, Shirley, Solihull, B90 4XT

£575,000

- Detached Family Home
- Lounge
- Kitchen
- Landscaped Private Rear Garden
- Four Bedrooms
- Dining Room
- Tandem Garage
- Large Driveway

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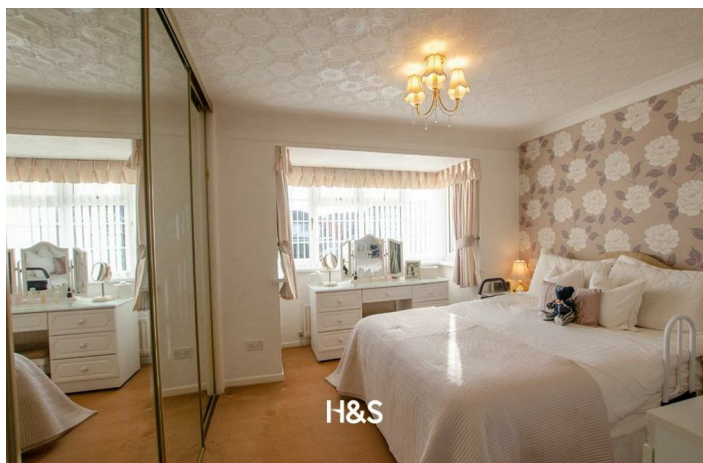
A generously-sized, four-bedroom detached residence on Pensham Croft, located in the highly desirable Monkspath area. The property boasts a large driveway, lounge, dining room, kitchen, tandem garage and a landscaped rear garden.

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Council Tax Band: F



Approach

Via a large tarmac driveway with space for off road parking for multiple cars and a lawn with a door leading to the house.

Ground floor

Hallway

Entry via front porch leading to the hallway, doors to the ground floor rooms, stairs to first floor landing

Kitchen

A range of floor and wall based units, integrated oven and gas hob with extractor over, sink with mixer tap, a central heating radiator, double glazed window to the rear elevation. Access to the tandem garage.

WC

WC and wash basin, a double glazed window to the front elevation.

Lounge

Large reception room with a feature media wall and integrated fire. Double doors leading to the dining room, double glazed window to the front.

Dining room

Double glazed patio doors to the rear elevation, a central heating radiator, access to kitchen.

First floor

Landing

Doors leading to all first floor rooms, access to the loft.

Bedroom one

A Double bedroom with a central heating radiator, a double glazed windows to the front elevation, built in wardrobes and access to en suite.

En suite

Walk in shower, WC, wash basin, double glazed window to the side elevation, tiled floor and walls. Heated towel rail.

Bedroom two

Double bedroom with double glazed window to the rear elevation, built in wardrobes and a central heating radiator.

Bedroom three

A large bedroom with double glazed window to the rear elevation and a central heating radiator.

Bedroom four

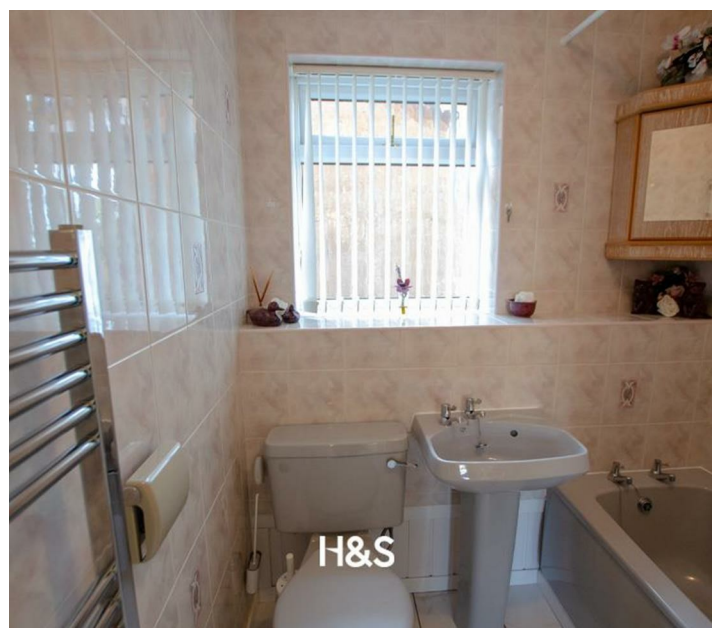
Double glazed window to the front elevation and a central heating radiator.

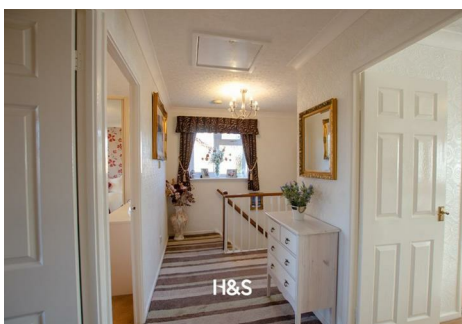
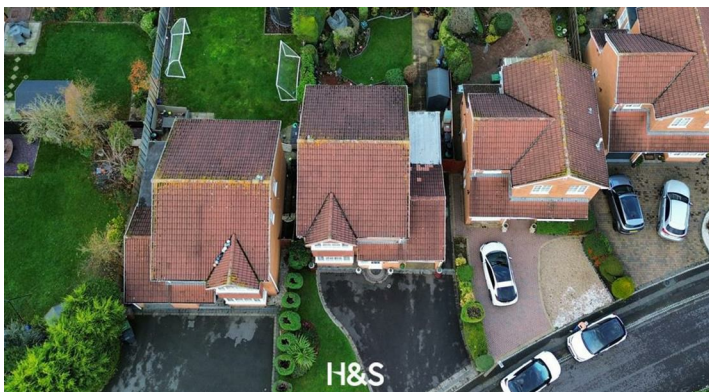
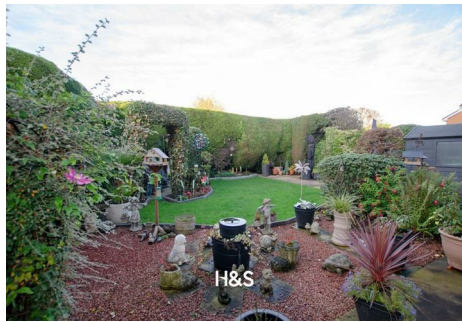
Bathroom

Fully tiled floor and walls, bath with shower over. Wash basin, WC and a heated towel rail. Double glazed window.

Rear Garden

A private landscaped rear garden is a real feature of this home. There is a slabbed patio area leading out to a lawn with bushes and shrubs to borders. There is a further rear patio and a door providing access to the garage.







Directions

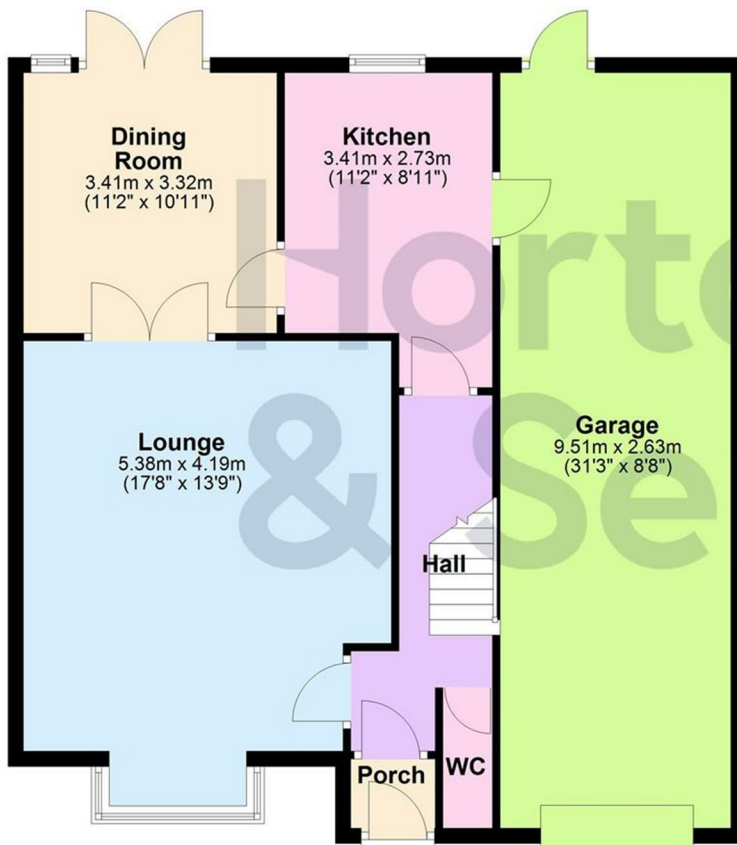
Viewings

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

EPC Rating:

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

