



Bearley Croft, Shirley, B90 4DL
Marketed by Tom Cooper powered by eXp



Description

Bearley Croft is perfectly positioned in a popular and well-connected part of Shirley, close to an excellent range of local amenities. The property is within easy reach of Parkgate Shopping Centre, which offers a great mix of high street stores, cafés and restaurants, while the nearby Stratford Road provides further options for everyday essentials. For commuters, Shirley Train Station is around a mile away, offering direct links to Birmingham City Centre and Stratford-upon-Avon, and the M42 is just a short drive for easy access to the wider motorway network. Families are well served by a choice of highly regarded schools including Light Hall Secondary School, Haslucks Green Junior School and Blossomfield Infant and Nursery School.

The property itself has been a much-loved family home, owned by the same family for over 50 years and beautifully maintained throughout. Inside, the welcoming hallway leads into a bright and spacious through lounge that provides plenty of room for both living and dining areas. To the rear, the extended kitchen diner offers an ideal family space with a useful pantry and ample storage. There is also a side utility area which gives access to a downstairs toilet and the garage.

Upstairs, there are three generous bedrooms, all well presented, with the main bedroom featuring built-in wardrobes. The family bathroom is larger than average, fitted with both a shower cubicle and a bath, offering flexibility for family life.

Outside, the mature south-facing garden is a real highlight. It has been lovingly cared for over the years, with a mix of lawn, borders and established planting that create a peaceful and private setting to relax or entertain.

Bearley Croft offers a wonderful opportunity to purchase a well-kept family home in a sought-after Shirley location, with space, character and scope for personal touches for its next owners.

Additional information

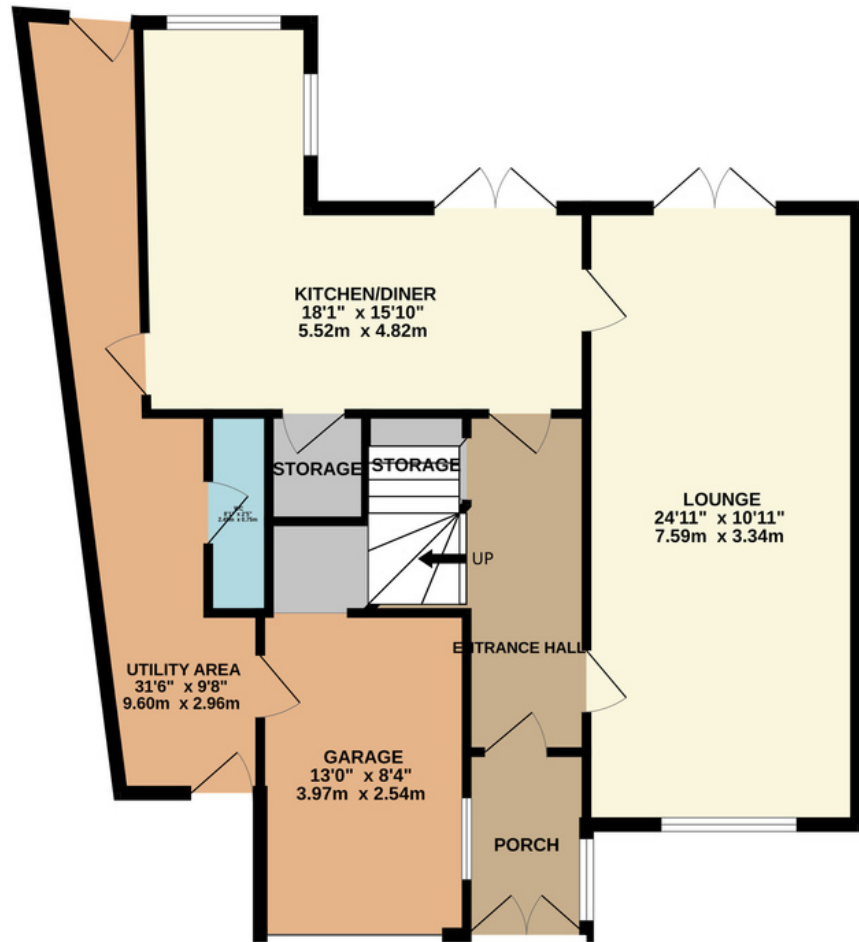
Tenure: Freehold

Sellers Onwards Position: Onwards purchase to be agreed

EPC Rating: TBC

Council Tax Band: D

GROUND FLOOR



1ST FLOOR



FOR SALE BY TOM COOPER POWERED BY EXP

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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As an experienced estate agent covering Solihull, Birmingham, and Warwickshire, I take pride in delivering a fresh and innovative approach to buying and selling properties. With **over 10 years of experience**, I've built a bespoke agency that prioritizes a personal and modern service designed to make your property journey seamless and **stress-free**. Communication is key, which is why I offer a direct line for my clients to call, text, or WhatsApp me anytime with a guaranteed response. My services are available **seven days a week**, including evenings, ensuring you can reach me at a time that suits you. I operate on a **no sale, no fee** basis with no upfront commission or lengthy tie-in periods, giving you peace of mind and flexibility. I offer **professional photography**, detailed floor plans, and engaging video tours, all tailored to showcase your home at its best. Unlike traditional agencies, I don't believe in tying clients into long contracts. Instead, I focus on delivering results and providing a service that speaks for itself. Let me show you how selling your home should be done.

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