



Brampton Crescent, Shirley

Offers Around £550,000

- DRIVEWAY
- LOUNGE & DINING ROOM
- GUEST CLOAKS
- THREE FURTHER DOUBLE BEDROOMS
- DOUBLE GARAGE
- BREAKFAST KITCHEN
- STUDY
- MASTER BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- NO UPWARD CHAIN

Brampton Crescent is situated on 'Oldberry Grange' a small development of similar detached properties constructed in the late 1980's by 'Ideal Homes' and located off Streetsbrook Road, one of the main artery roads exiting Solihull town centre leading into Shirley. Along the length of Streetsbrook Road are an eclectic mix of varying styles of properties and small convenience shopping facilities.

We are advised that the property is situated within the catchment area for Langley Schools, with the junior and infant school being in St Bernards Road and the secondary school in Kineton Green Road.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. There are railway stations in Shirley, Olton and Solihull town centre.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore for this executive style detached property which is being offered for sale for the first time since it's original construction and understood by the sellers to be one of the largest plots on the development which naturally offers scope for further extension should the new purchaser require (subject to planning permissions).

Occupying a prominent position in a small cul-de-sac, the property is set back from the road behind a deep block paved driveway flanked by a lawned foregarden. A pathway access extends from the driveway to the

HALLWAY

Having recessed lights, central heating radiator, cove cornicing to ceiling, stairs rising to first floor landing and doors off to the kitchen, study, guest cloaks and

LOUNGE

17'9" x 11'9" (5.41m x 3.58m)



Having double glazed window to front aspect, recessed lights, central heating radiator, gas fire, coved cornicing to ceiling and door giving access to

DINING ROOM

9'9" x 11'10" (2.97m x 3.61m)



Having double glazed French doors to rear garden with double glazed windows to either side, recessed lights, central heating radiator, coved cornicing to ceiling and door leading to

STUDY

11'6" max x 9'8" (3.51m max x 2.95m)



Having double glazed windows to front and side aspects, ceiling light point, central heating radiator and coved cornicing to ceiling

BREAKFAST KITCHEN



Having double glazed window to rear aspect, a fitted kitchen with work surface over incorporating sink with mixer tap over, integrated dishwasher, full height fridge and freezer, two ovens, five ring gas hob with extractor over, recessed lights, under floor heating and doors to the double garage and rear garden

GUEST CLOAKS

Having double glazed window to front aspect, low level wc, vanity unit with wash hand basin, ceiling light point and chrome heated towel rail

FIRST FLOOR LANDING

Having double glazed window to front elevation, ceiling light point, loft access and doors off to the four double bedrooms, family bathroom and storage cupboard housing the hot water tank

BEDROOM ONE

**17'2" door recess x 11'9" to front of wardrobes
(5.23m door recess x 3.58m to front of wardrobes)**



Having double glazed window to front elevation, ceiling light point, central heating radiator, coved cornicing to ceiling, built in wardrobes and cupboards and door to

EN-SUITE

Having double glazed window to side elevation, walk in shower having thermostatic shower with raindrop head and separate hand held attachment, vanity unit with wash hand basin and wc, recessed lights and chrome heated towel rail

BEDROOM TWO

11'6" x 10'0" (3.51m x 3.05m)



Having double glazed window to front elevation, ceiling light point, central heating radiator, coved cornicing to ceiling and built in wardrobe

BEDROOM THREE

10'5" x 10'8" (3.18m x 3.25m)



Having double glazed window to rear elevation, ceiling light point, central heating radiator, coved cornicing to ceiling and built in wardrobe

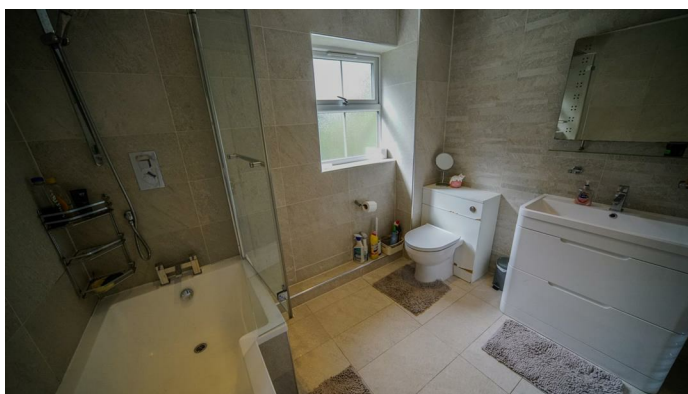
BEDROOM FOUR

11'0" x 8'1" (3.35m x 2.46m)



Having double glazed window to rear elevation, ceiling light point, central heating radiator, coved cornicing to ceiling and built in wardrobe

FAMILY BATHROOM



Having double glazed window to rear elevation, L shape panel bath with thermostatic shower with raindrop head and separate hand held attachment, vanity unit with wash hand basin and low level wc, recessed lights, heated chrome towel rail and tiled walls and floor

DOUBLE GARAGE

17'0" x 16'9" (5.18m x 5.11m)

Having two up and over doors to front driveway, double glazed window to rear garden, base units with work surface over incorporating sink, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler and double glazed door to rear garden

REAR GARDEN



Having a paved patio with the rest laid mainly to lawn, outside tap and gated access back to the front of the property



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this

VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

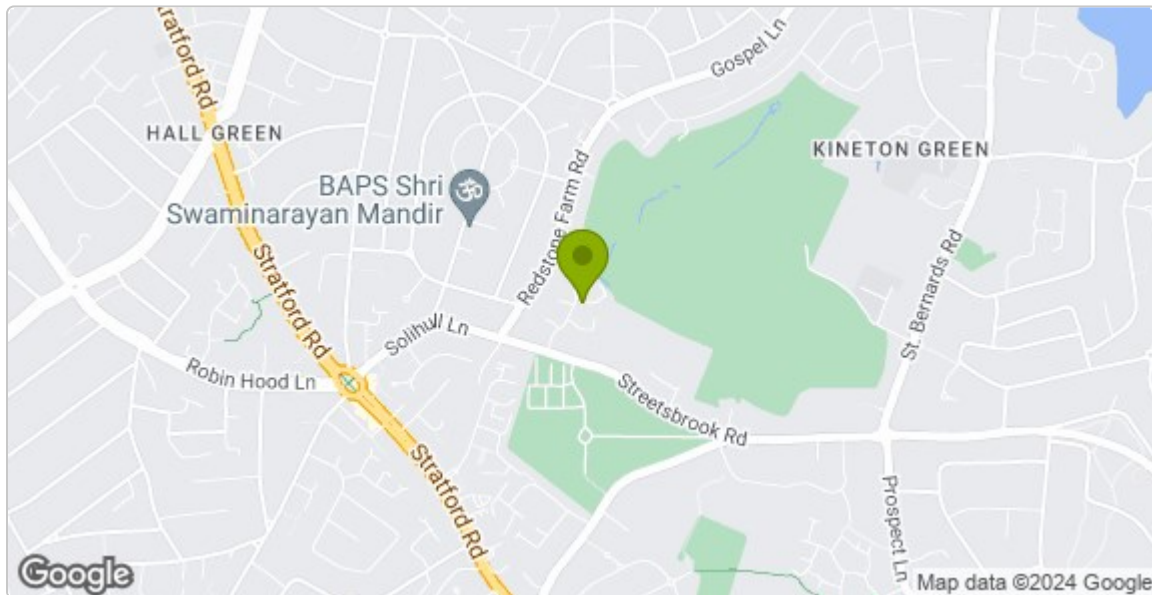
COUNCIL TAX - Band G

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**4 Brampton Crescent
Shirley Solihull B90 3SY**

Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	84
(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	