



Chamberlain Crescent

Shirley, Solihull

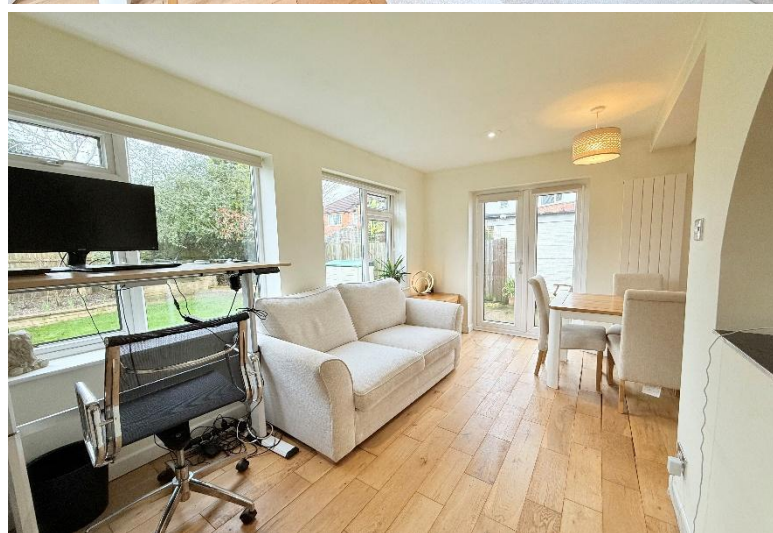
- A Beautifully Presented Three Bedroom Family Home
- Re-Fitted Family Kitchen/Diner & Family Bathroom
- Westerly Facing Rear Garden & No Upward Chain
- Side Garage & Driveway Parking

Offers Over £340,000

Current EPC Rating - D

Current Council Tax Band - C



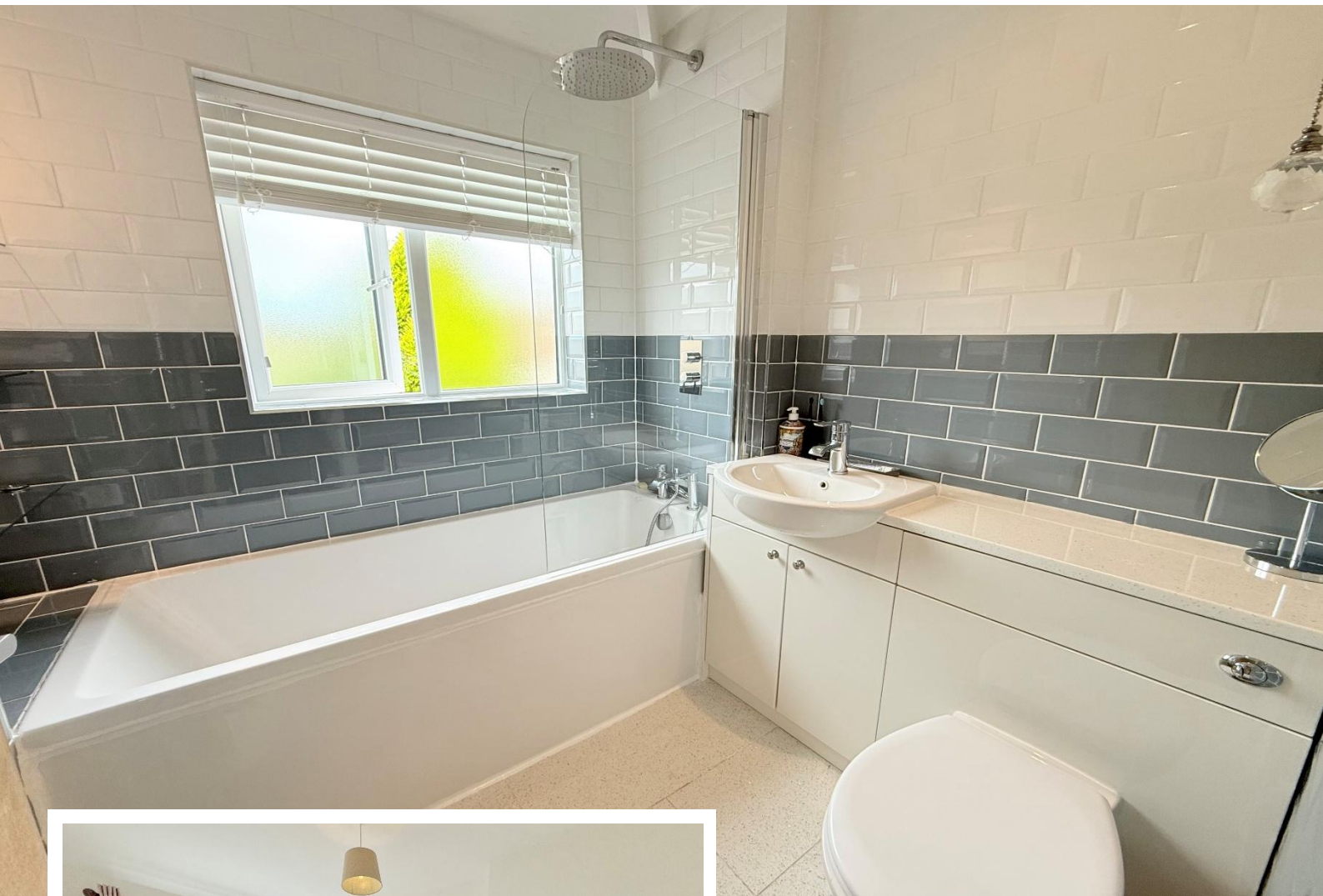


Property Description

An extended and well presented semi-detached property benefiting from no upward chain and vacant possession. Offering accommodation comprising three bedrooms, extended kitchen/dining/family room, lounge, utility room, family bathroom, landscaped Westerly facing rear garden, garage and off-road parking

Local schools include Tudor Grange Primary Academy St James which is a feeder school for Tudor Grange Secondary and Our Lady of the Wayside Catholic Primary School which is a feeder for St Peters Secondary School

Shirley is home to a host of leisure and retail facilities. The property is within walking distance of Shirley train station and Shirley park which offers free tennis courts and access to Parkgate shopping centre which is packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42..



Rooms & Measurements

Lounge to Front 4.29m x 3.51m (14'1" x 11'6")

Extended Open Plan Kitchen Dining Family Room 5.08m x 4.47m (16'8" x 14'8")

Utility Room 2.74m x 1.65m (9'0" x 5'5")

Bedroom One to Front 3.38m x 2.54m (11'1" x 8'4")

Bedroom Two to Rear 3.38m x 2.54m (11'1" x 8'4")

Bedroom Three to Front 2.49m x 1.83m (8'2" x 6'0")

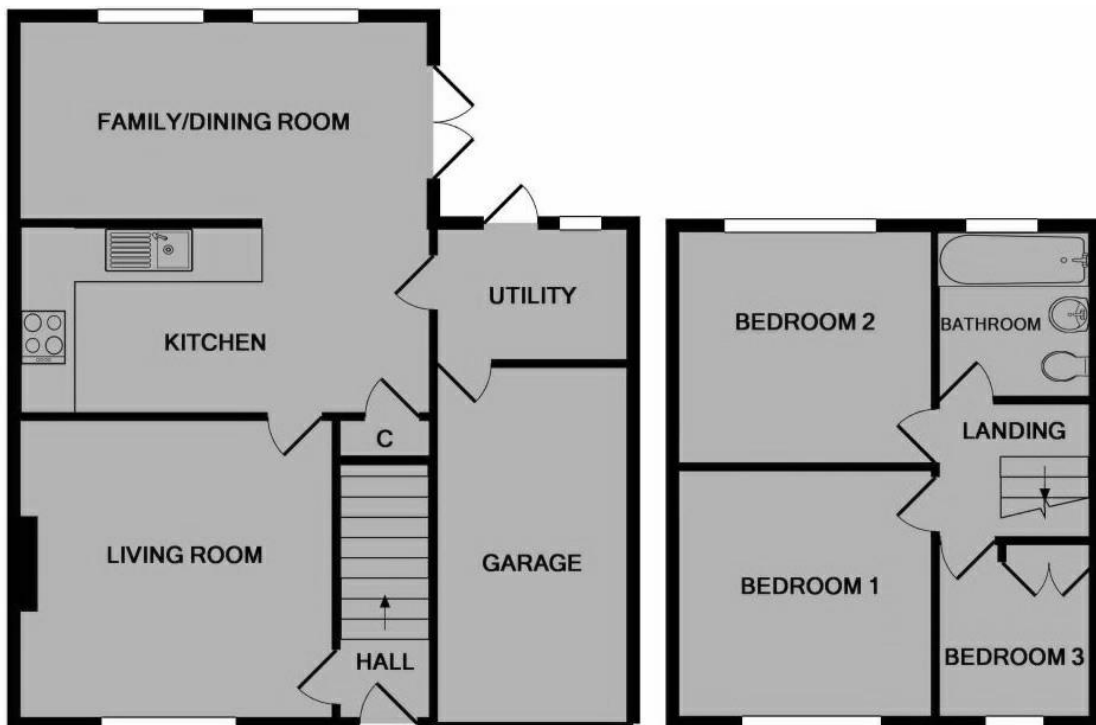
Family Bathroom to Rear 1.93m x 1.75m (6'4" x 5'9")

Garage 4.7m x 2.67m (15'5" x 8'9")

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.