



Pear Tree Crescent, Shirley

Offers Over £370,000





PROPERTY OVERVIEW

Nestled on a tranquil road in Shirley, this three-bedroom detached property offers a peaceful retreat from the bustling city. Boasting a large driveway with ample parking space, this home presents the potential to extend, pending necessary planning permissions. Upon entry, a spacious hallway leads to a generously-sized living room, a spacious dining area overlooking the rear garden, a functional breakfast kitchen with plentiful storage, and a convenient utility room. The property also includes a single garage for added convenience. Upstairs, the three bedrooms – two sizeable doubles and a comfortable single – are served by a well-appointed family bathroom.

Outside, the property features a rear garden with a lush lawn, offering a perfect spot for outdoor relaxation and entertainment. The expansive outdoor space provides opportunities for gardening, alfresco dining, and creating a tranquil sanctuary amidst nature. This property's attractive exterior and inviting outdoor area make it a desirable haven for those seeking a peaceful and private retreat in a sought-after location.





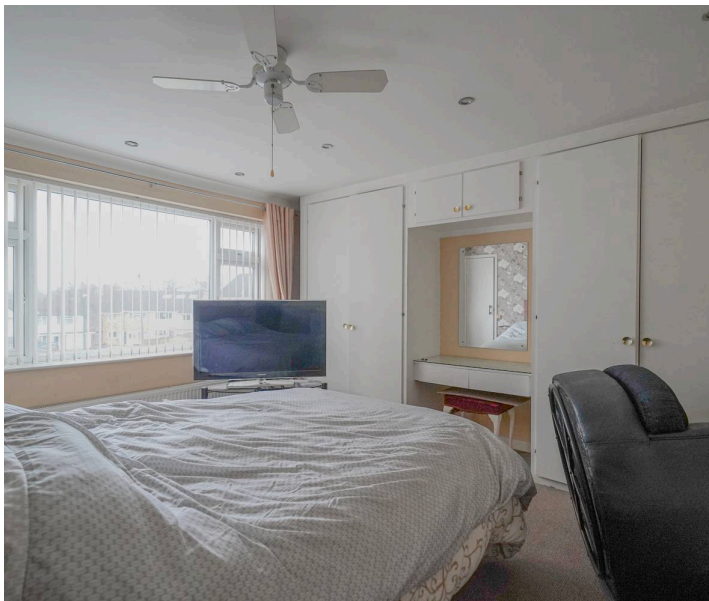
PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Detached Family Home
- Set On A Quiet Road Behind Large Driveway
- Two Spacious Reception Rooms
- Breakfast Kitchen & Utility Room
- Two Double Bedrooms & Versatile Single
- Family Bathroom
- Single Garage
- Lawn Rear Garden



HALLWAY

WC

LIVING ROOM

14' 3" x 13' 0" (4.34m x 3.96m)

DINING AREA

12' 2" x 11' 4" (3.71m x 3.45m)

**BREAKFAST KITCHEN**

11' 8" x 11' 2" (3.56m x 3.40m)

UTILITY ROOM

11' 2" x 8' 2" (3.40m x 2.49m)

INTEGRAL GARAGE

16' 5" x 8' 10" (5.00m x 2.69m)

FIRST FLOOR**BEDROOM ONE**

14' 3" x 12' 10" (4.34m x 3.91m)

BEDROOM TWO

14' 3" x 12' 0" (4.34m x 3.66m)

BEDROOM THREE

11' 6" x 7' 9" (3.51m x 2.36m)

BATHROOM

9' 6" x 5' 3" (2.90m x 1.60m)

TOTAL SQUARE FOOTAGE

126.0 sq.m (1356 sq.ft) approx.

LARGE DRIVEWAY FOR MULTIPLE VEHICLES**REAR GARDEN****ITEMS INCLUDED IN THE SALE**

TBC

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers and water on a meter. Broadband - ADSL copper wire/cable.



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

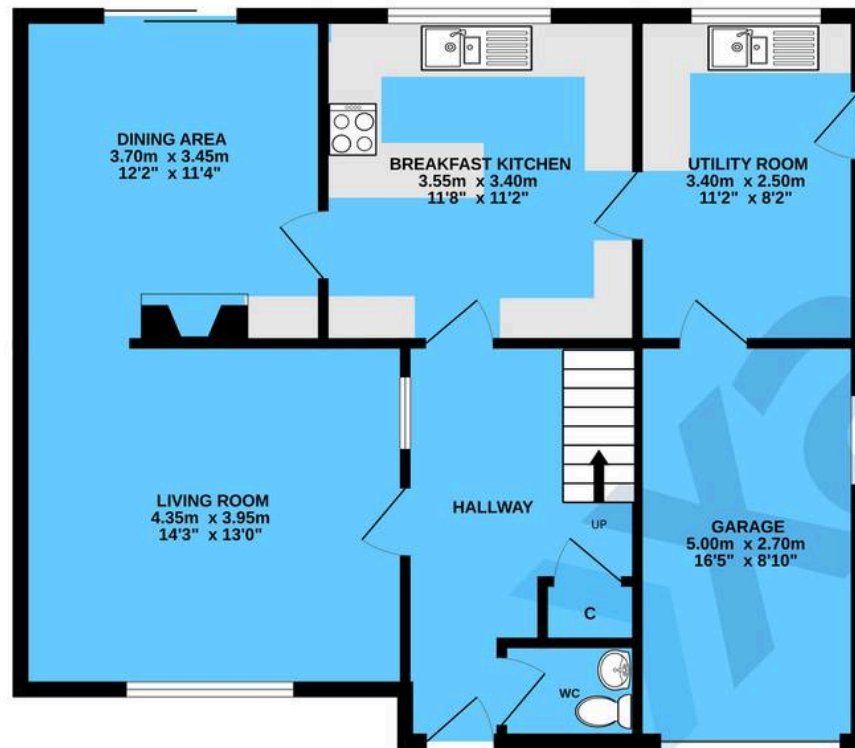
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

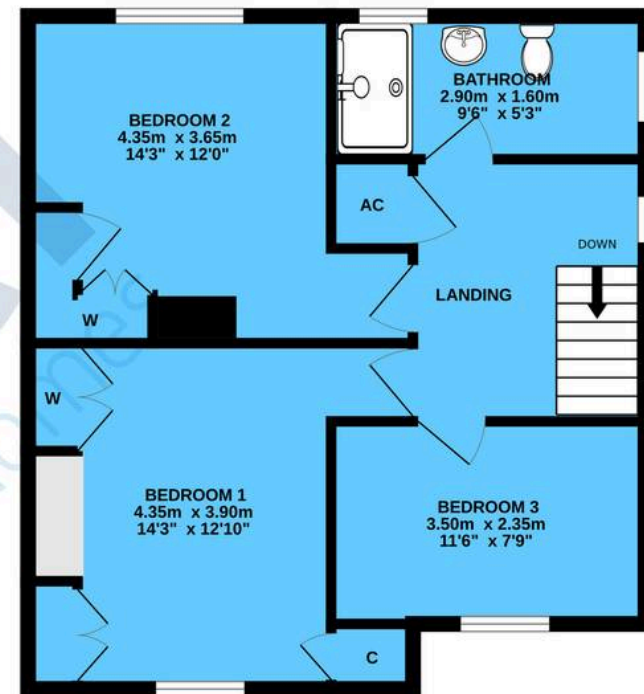
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 126.0 sq.m. (1356 sq.ft.) approx.

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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