



Shrewley Crescent, Birmingham





Property Description

Burchell Edwards are proud to offer this stunning family home on Shrewley Crescent. Throughout the spacious layout, this beautiful home has been finished to the highest of standards and is perfect for modern day family living.

The frontage has a well-maintained garden, more importantly a large driveway with access to a garage to provide ample parking and set you a nice distance back from the road.

Downstairs has a lovely flow as soon as you enter, from the hallway, you can access either the spacious lounge/diner or open plan kitchen with breakfast bar which can be used as one with the opening of the crittall style door adjoining the two rooms. From the Kitchen, you have doors which lead out into the widening garden which is thriving with mature trees, plants and lawn.

Upstairs the property has a traditional layout with two double bedrooms and one single with a modern family bathroom.

The location of this property gives great access to plenty of amenities and local schooling. In addition, Marston Green train station is within a short walking distance, allowing a commute to the NEC, Birmingham airport and Birmingham city centre.

Lounge/ Diner

21' 6" x 12' 3" into chimney recess (6.55m x 3.73m into chimney recess)
Double glazed window to front elevation, electric fire, two central heating radiators, oak flooring and door to kitchen.

Kitchen

20' 2" x 16' 11" max (6.15m x 5.16m max)
Double glazed skylight, double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated double oven, cooker hood, electric hob, dishwasher, fridge freezer, breakfast bar, space and plumbing points for a washing machine, laminate flooring, tiling to splash prone areas, two central heating radiators and access to garage.

Entrance Porch

Double glazed door and window to front elevation.

Entrance Hallway

Double glazed door to front elevation, under-stairs storage, central heating radiator and parquet flooring.



Landing

Double glazed window to side elevation, carpet, storage cupboard and loft access.

Bedroom One

13' 6" x 10' 1" (4.11m x 3.07m)

Double glazed window to front elevation, central heating radiator and wooden flooring.

Bedroom Two

9' 9" x 10' (2.97m x 3.05m)

Double glazed window to rear elevation, central heating radiator and wooden flooring.

Bedroom Three

8' 4" x 8' 2" (2.54m x 2.49m)

Double glazed window to front elevation, central heating radiator and carpet.

Bathroom

Two double glazed windows to rear elevation, wash hand basin, W.C, freestanding bath with hand held shower, shower cubicle and central heating radiator.

Front Garden

Block paved driveway providing off road parking and electric vehicle charging point.

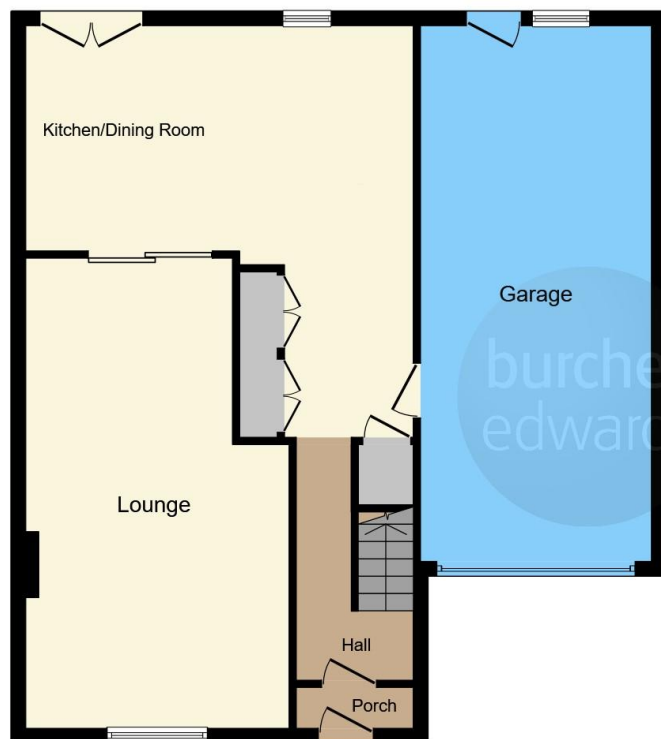
Rear Garden

Laid lawn, paved pathway and access to garage.

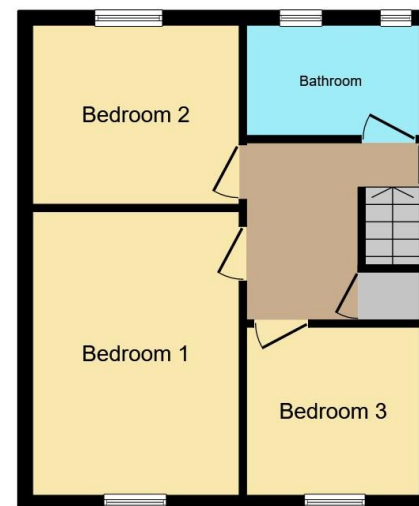








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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