



Bramley Croft, Shirley, Solihull







## Property Description

A beautiful three bedroom semi-detached property located within the heart of Shirley. This family home gives you great access to some of the top school catchments in the area, public transport and local amenities such as bars, shops and restaurants. All throughout the home is really well looked after and modernised offering an open plan living feeling downstairs whilst offering good size bedrooms upstairs,

## Entrance Porch

Double glazed door to front aspect, double glazed windows to front and side aspect and tiled floor.

## Entrance Hall

Tiled floor, central heating radiator, ceiling light and under-stairs cupboard.

## Lounge / Diner

26' 4" into bay x 10' 9" into chimney recess (8.03m into bay x 3.28m into chimney recess)

Double glazed bay window to front aspect, double glazed patio doors leading to the garden, laminate flooring, TV and telephone points, two central heating radiators, two ceiling lights and being open-plan to:

## Kitchen

10' 4" x 6' 2" (3.15m x 1.88m)

Open plan to the lounge/diner, with a double glazed window to rear aspect, a fitted kitchen comprising of a range of wall and base units with work surfaces over, breakfast bar, stainless steel sink and drainer, electric oven and hob with extractor hood over, integrated dishwasher and washing machine, laminate floor and ceiling light.



## Landing

Double glazed window to side aspect, stairs leading up from the hallway, carpet and loft access.

## Bedroom One

14' 7" into bay x 9' 9" into bay (4.45m into bay x 2.97m into bay)

Double glazed bay window to front aspect, central heating radiator, carpet, ceiling light and TV point.

## Bedroom Two

12' 2" x 10' 7" into chimney recess (3.71m x 3.23m into chimney recess)

Double glazed window to rear aspect, central heating radiator, carpet, ceiling light and TV point.

## Bedroom Three

10' 5" into bay x 6' 4" (3.17m into bay x 1.93m)

Double glazed bay window to front aspect, central heating radiator, carpet, ceiling light and TV point.

## Bathroom

Opaque double glazed window to rear aspect, bath, shower, WC, hand wash basin, ceiling light, chrome heated towel rail, tiled floor and tiled to splashback areas.

## Garden

Block paved patio, lawn, shrubs and plants, brick built storage, access into a WC, side access and outside tap.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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