



Brampton Crescent, Shirley Solihull

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Property Description

Well maintained property in a desirable area, with great transport links and access to Shirley. Tranquil living set within a popular cul-de-sac.

A great opportunity to purchase a family home, large bedrooms and social living spaces.

Approach

Driveway with space for two cars, garage, grass and shrubs.

Entrance Hall

Obscure double glazed door to front aspect, ceiling light, central heating radiator, access to closet and access to:

Guest W.C

Obscure double glazed window to front aspect, WC, hand wash basin with vanity cabinet, ceiling light, extractor fan, tiled floor, tiled to splashback areas and central heating radiator.

Lounge

14' 10" x 25' 3" (4.52m x 7.70m)
Double glazed bay window to rear aspect, two ceiling lights, fireplace, central heating radiator and laminate flooring.

Dining Room

12' 4" x 10' 6" (3.76m x 3.20m)
Double glazed window to side aspect, double glazed French doors to rear aspect, ceiling light, loft access, central heating radiator and laminate flooring.

Reception Room

16' 4" max x 18' 8" max (4.98m max x 5.69m max)
Double glazed window to front aspect, door to front aspect, double glazed door to rear aspect, two ceiling lights, loft access, two central heating radiators, TV point and laminate flooring.

Study / Family Room

10' 2" x 8' 6" (3.10m x 2.59m)
Double glazed window to front aspect, ceiling light, central heating radiator and laminate flooring.

Kitchen/ Diner

16' x 9' 7" (4.88m x 2.92m)
Double glazed window to front aspect, a range of wall and base units with work surfaces over, sink and drainer, gas oven point, extractor fan, storage cupboards, three strip lights, space for a dining table, central heating boiler and lino flooring.

Utility Room

12' 3" x 4' 5" (3.73m x 1.35m)
Double glazed window to rear aspect, sink and drainer, storage cupboards, space and plumbing for a washing machine and tumble dryer, tiled to splashback areas and laminate flooring.

Bedroom Five

16' 1" x 8' (4.90m x 2.44m)

Garage converted into a bedroom with en suite.

Door to rear aspect, loft access, central heating radiator and carpet.

En Suite

Obscure double glazed window to rear aspect, shower cubicle, WC, pedestal hand wash basin, lino floor, tiled walls and central heating radiator.

Landing

Double glazed window to side aspect, stairs from the ground floor, carpet, ceiling light, central heating radiator, loft access with pull down ladder and storage cupboard housing the hot water tank.

Bedroom One

13' 2" x 10' 4" (4.01m x 3.15m)

Double glazed window to front aspect, ceiling light, central heating radiator, carpet, fitted wardrobes and door to:

En Suite

Obscure double glazed window to front aspect, shower cubicle, WC and hand wash basin with vanity storage, ceiling light, extractor fan, lino floor, tiled walls and central heating radiator.

Bedroom Two

12' 5" x 9' 1" (3.78m x 2.77m)

Double glazed window to rear aspect, ceiling light, central heating radiator, carpet and fitted wardrobes.

Bedroom Three

8' 8" x 7' 8" (2.64m x 2.34m)

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

Bedroom Four

10' 9" x 7' 8" (3.28m x 2.34m)

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

Bathroom

Obscure double glazed window to front aspect, shower cubicle, WC, hand wash basin with vanity storage, ceiling light, tiled floor, tiled walls, central heating radiator and heated towel rail.

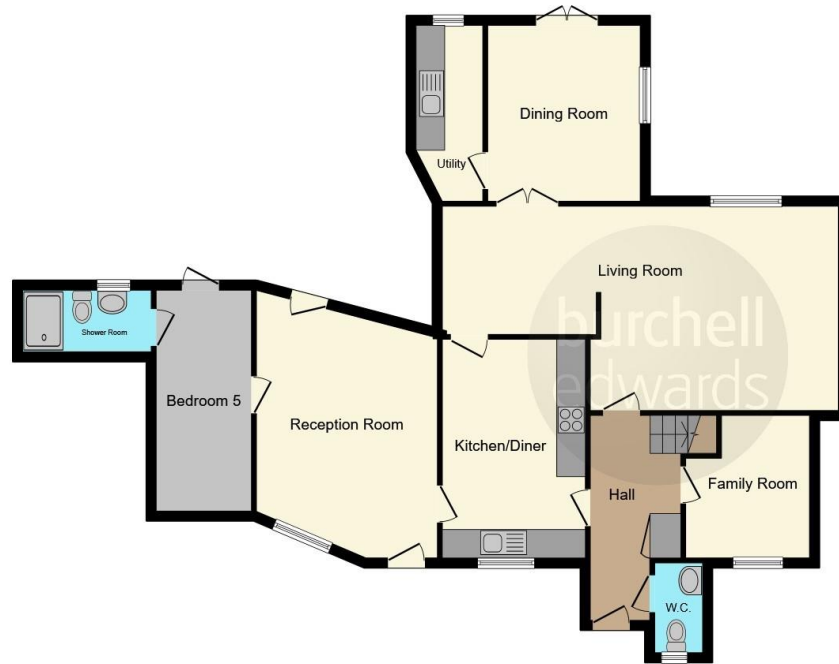
Garden

Paved patio, lawn, shrubs, trees, side access and access to garage.









Ground Floor



First Floor

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: A

Tenure: Freehold

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Property Ref: SHI207387 - 0005