

DRAKES

ESTATE AGENTS



Pear Tree Crescent, Shirley, B90 1LE

£300,000

- A Spacious Semi Detached Home
- Two Bedrooms (Originally Three Bedrooms)
- Spacious Lounge
- Extended Dining Kitchen
- Conservatory
- Re-Fitted Family Bathroom
- Utility Room
- Guest WC
- Garage & Off Road Parking
- Delightful Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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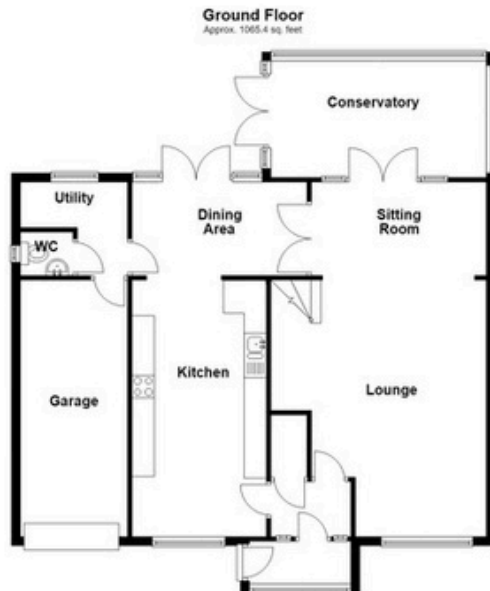
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Spacious Lounge to front - 4.8m max including stairs x 6.88m (15'9" x 22'7")
 Conservatory - 3.68m x 2.92m (12'1" x 9'7")
 Extended Dining Kitchen - 7.49m x 3.96m (24'7" x 13'0")
 Utility Room - 2.59m max x 2.24m max (8'6" x 7'4")
 Dual Aspect Bedroom One L-Shaped -
 3.2m min up to wardrobe x 4.27m max (10'6" x 14'0")
 Bedroom Two to rear - 2.46m min up to wardrobes x 3.38m max (8'1" x 11'1")
 Re-Fitted Family Bathroom to side - 1.96m x 1.57m (6'5" x 5'2")
 Garage - 4.65m x 2.36m (15'3" x 7'9")

A spacious semi detached home with two bedrooms, spacious lounge, extended dining kitchen, conservatory, utility room, guest WC, re-fitted family bathroom, delightful rear garden, garage and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 1563.4 sq. feet

COUNCIL TAX BAND: C
 EPC RATING: C

Tenure

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.