

# Horton & Senate



1 Pensham Croft, Shirley, Solihull, B90 4XT

£575,000

- Detached Family Home
- Lounge
- Kitchen
- Landscaped Private Rear Garden
- Four Bedrooms
- Dining Room
- Tandem Garage
- Large Driveway

# 1 Pensham Croft, Solihull B90 4XT

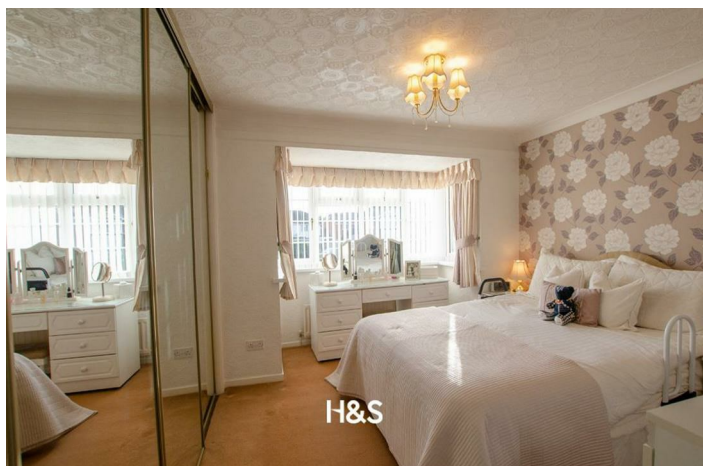
A generously-sized, four-bedroom detached residence on Pensham Croft, located in the highly desirable Monkspath area. The property boasts a large driveway, lounge, dining room, kitchen, tandem garage and a landscaped rear garden.

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Council Tax Band: F



## Approach

Via a large tarmac driveway with space for off road parking for multiple cars and a lawn with a door leading to the house.

## Ground floor

### Hallway

Entry via front porch leading to the hallway, doors to the ground floor rooms, stairs to first floor landing

### Kitchen

A range of floor and wall based units, integrated oven and gas hob with extractor over, sink with mixer tap, a central heating radiator, double glazed window to the rear elevation. Access to the tandem garage.

### WC

WC and wash basin, a double glazed window to the front elevation.

### Lounge

Large reception room with a feature media wall and integrated fire. Double doors leading to the dining room, double glazed window to the front.

### Dining room

Double glazed patio doors to the rear elevation, a central heating radiator, access to kitchen.

## First floor

### Landing

Doors leading to all first floor rooms, access to the loft.

### Bedroom one

A Double bedroom with a central heating radiator, a double glazed windows to the front elevation, built in wardrobes and access to en suite.

### En suite

Walk in shower, WC, wash basin, double glazed window to the side elevation, tiled floor and walls. Heated towel rail.

### Bedroom two

Double bedroom with double glazed window to the rear elevation, built in wardrobes and a central heating radiator.

### Bedroom three

A large bedroom with double glazed window to the rear elevation and a central heating radiator.

### Bedroom four

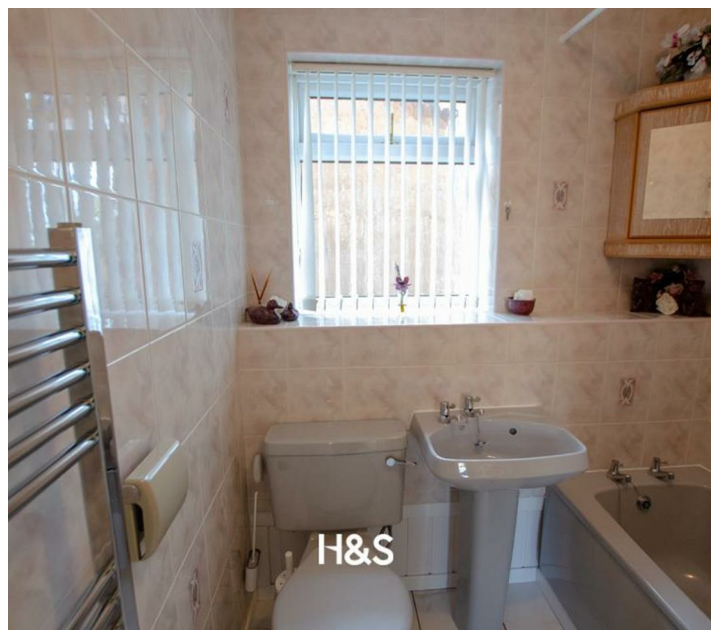
Double glazed window to the front elevation and a central heating radiator.

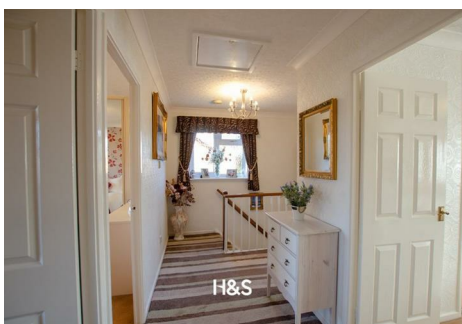
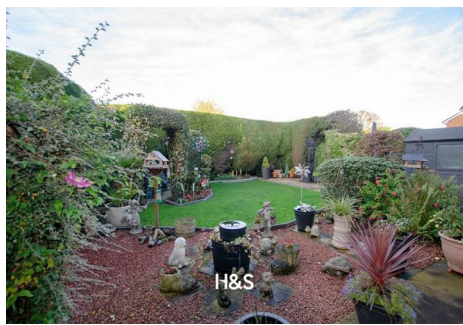
### Bathroom

Fully tiled floor and walls, bath with shower over. Wash basin, WC and a heated towel rail. Double glazed window.

### Rear Garden

A private landscaped rear garden is a real feature of this home. There is a slabbed patio area leading out to a lawn with bushes and shrubs to borders. There is a further rear patio and a door providing access to the garage.







## Directions

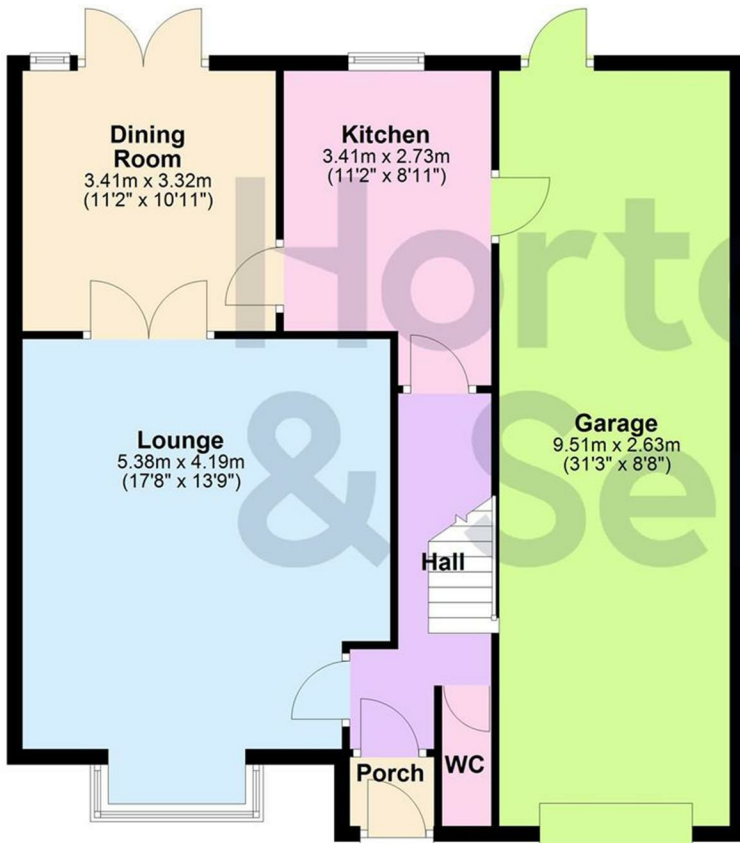
## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Ground Floor



First Floor

