

8 Highdown Crescent, B90 4TY

Sale Price of £350,000

Love
Property Co.

8 Highdown Crescent, Shirley, Solihull, B90 4TY

Tenure - Freehold
EPC Rating - C
Council Tax Band – D

Love Property Co are pleased to offer this well presented and sought after 922.1 sq. feet (85.7 sq. metres) link detached bungalow that is being offered to the market with the benefit of **NO CHAIN**

This delightful two double bedroom Link-Detached bungalow is located in a quiet cul-de-sac and has ample parking for multiple vehicles and is close to all amenities.

Lovely well-maintained property is accessed via the porch, leading to an entrance hallway, separate lounge, modern kitchen with integrated appliances, conservatory with excellent views of the private well stocked garden with a great sized patio area leading to raised lawn and ample shrubs and bushes.

The remainder of the property is made up of two double bedrooms, master with a dressing room/office (converted garage) and built in wardrobes, family bathroom with shower over bath.

The property has ample parking and enjoys mainly wooden flooring throughout and benefits from gas central heating and double glazing.

Must be viewed to be appreciated.

PROPERTY LOCATION

Highdown Crescent leads indirectly off Hay Lane which in turn joins Monkspath Hall Road along which regular bus services operate to the town centre of Solihull or in the opposite direction to the A34 Stratford Road in Shirley.
In nearby Shelly Crescent one will find a parade of local shops together with public house and restaurant, doctors and dental surgeries and Monkspath Junior and Infant School. Close to the property is Widney Manor Railway Station offering services to Birmingham and beyond adjacent to which is Widney Manor golf course and fitness centre.







PROPERTY MEASUREMENTS:

LOUNGE
16'10" X 11'4" (5.13M X 3.47M)

KITCHEN
11'0" X 8'3" (3.35M X 2.51M)

CONSERVATORY
10'1" X 11'4" (3.08M X 3.47M)

BEDROOM ONE
11'0" X 10'9" (3.35M X 3.27M)

DRESSING ROOM/OFFICE
11'0" X 7'4" (3.35M X 2.24M)

BEDROOM TWO
10'2" X 10'9" (3.11M X 3.27M)

FAMILY BATHROOM
7'1" X 5'11" (2.15M X 1.82M)

GARAGE/STORAGE
4'2" X 7'4" (1.26M X 2.24M)

TOTAL SQUARE FOOTAGE
922.1 sq. feet (85.7 sq. metres)

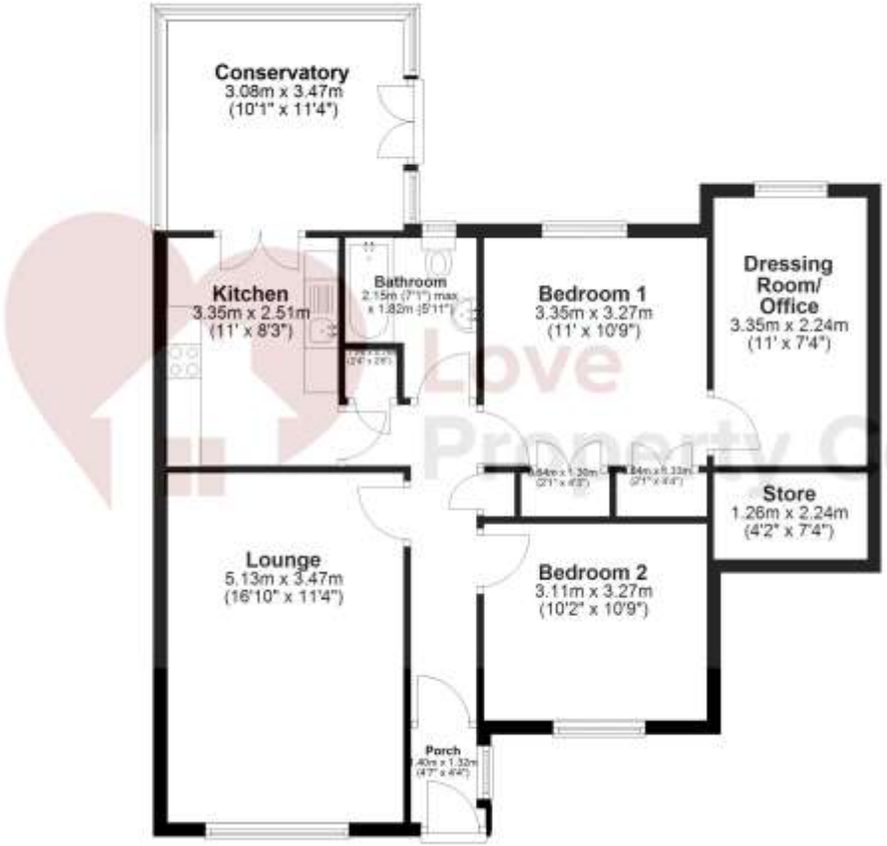






MONEY LAUNDERING REGULATIONS
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Ground Floor



Total area: approx. 85.7 sq. metres (922.1 sq. feet)







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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