



Crown Works Crescent

Shirley, Solihull

- A Well Presented Four Bedroom Family Home
- Modern Kitchen, Utility Room & En-Suite Shower Room
- Rear Garden & Driveway Parking
- Three Reception Rooms

Offers Over £500,000

Current EPC Rating - C
Current Council Tax Band - E





Property Description

A beautifully presented detached family home situated in a most popular location. Offering accommodation comprising three reception rooms, modern fitted kitchen, utility room, guest W.C, four bedrooms, en-suite shower room, family bathroom, private rear garden and driveway parking. The property further benefits from an ADT Security Alarm and Google Nest Thermostat

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. The Colebrook and The Lodge public houses are both within walking distance. Local schools include Peterbrook Primary School and Mill Lodge Primary School which are both within walk distance, along with secondary schools of Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42, along with Shirley Train Station which is 0.7 miles away with direct connections to Birmingham Snow Hill and Stratford-Upon-Avon.



Rooms & Measurements

Spacious Lounge to Front 4.6m x 3m (15'1" x 9'10")

Dining Room to Rear 3m x 2.7m (9'10" x 8'10")

Modern Fitted Kitchen to Rear 4m x 3m (13'1" x 9'10")

Utility Room 1.4m x 1.4m (4'7" x 4'7")

Home Office/Snug to Front 4.8m x 2.1m (15'8" x 6'10")

Bedroom One to Rear 4m x 3.1m (13'1" x 10'2")

En-Suite Shower Room 2.1m x 1m (6'10" x 3'3")

Bedroom Two to Rear 3.2m x 3.1m (10'5" x 10'2")

Bedroom Three to Front 3.2m x 2.6m (10'5" x 8'6")

Bedroom Four to Front 2.5m x 2.3m (8'2" x 7'6")

Family Bathroom 2.2m x 1.7m (7'2" x 5'6")

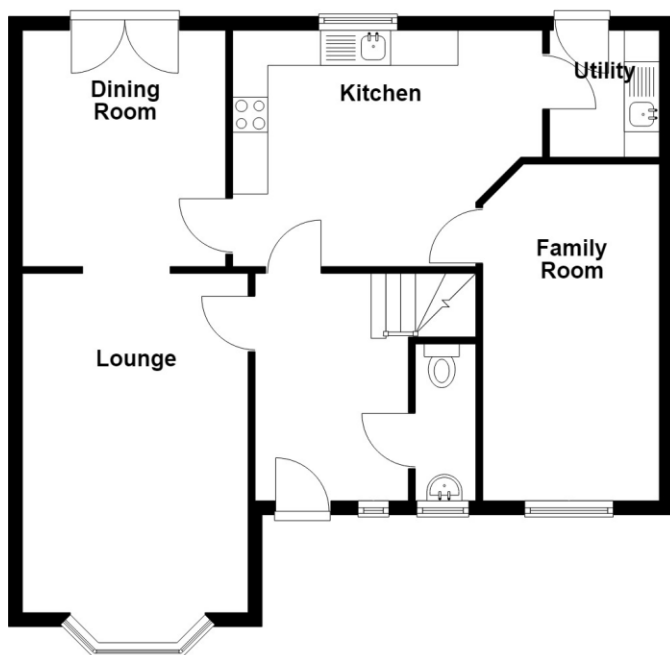
Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – E



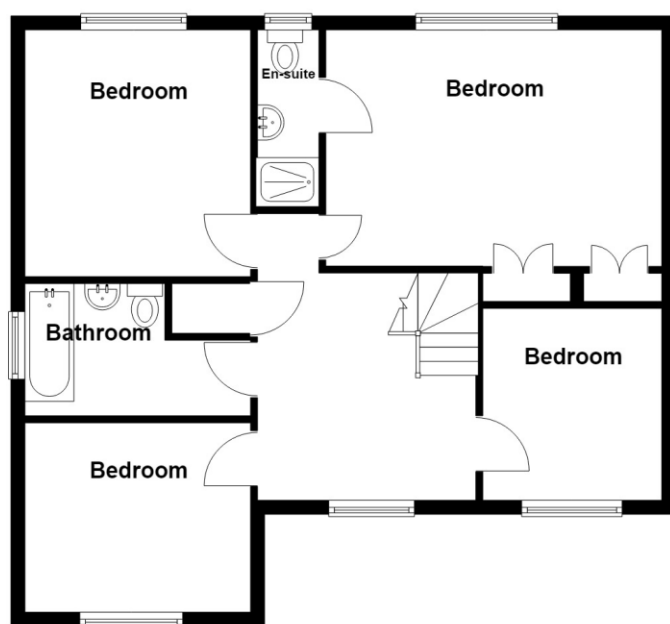
Ground Floor

Approx. 66.4 sq. metres (714.8 sq. feet)



First Floor

Approx. 66.2 sq. metres (712.2 sq. feet)



Total area: approx. 132.6 sq. metres (1427.0 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.