



**The Crescent, Shirley SOLIHULL B90 2ES**

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## **The Crescent, Shirley SOLIHULL**

Located on the desirable Crescent in Shirley, this spacious four-bedroom semi-detached home with loft conversion offers versatile family accommodation across three floors. Featuring a driveway, extended dining space, modern kitchen with lean-to, and a private rear garden, this home combines character

### **Agents Note**

The Council Tax Band is C

### **Entrance Hall**

Stairs to landing, laminate wooden flooring and under stairs storage.

### **Lounge**

15' 3" Max x 12' 2" ( 4.65m Max x 3.71m )  
Double glazed bay window to front, laminate wooden flooring and central heating radiator.

### **Dining Room**

18' 7" x 10' 5" ( 5.66m x 3.17m )  
Laminate wooden flooring, gas fire and central heating radiator.

### **Kitchen**

15' 5" x 7' ( 4.70m x 2.13m )  
Fitted kitchen with a range of wall and base units with work surfaces over, two double glazed windows, sink, integrated fridge/freezer, dishwasher and washing machine, tiled flooring and side door to lean-to.

### **Landing**

Stairs ascend from the entrance hallway leading to four bedrooms and family bathroom.

### **Bedroom One**

12' 5" x 11' 4" ( 3.78m x 3.45m )  
Double glazed bay window to front, carpet and central heating radiator.

### **Bedroom Two**

12' 8" x 10' 7" ( 3.86m x 3.23m )  
Double glazed window to rear, carpet and central heating radiator.

### **Bedroom Three Loft**

14' 9" x 13' 7" ( 4.50m x 4.14m )  
Skylight window, carpet and central heating radiator.

### **Bedroom Four**

7' 9" x 7' ( 2.36m x 2.13m )  
Double glazed window to front, carpet and central heating radiator.

### **Rear Garden**

Patio area with steps up to grass area.





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- Sought-after Shirley location
- Loft conversion
- Downstairs WC
- Driveway & garden
- 

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£325,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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