



melvyn
Danes
ESTATE AGENTS

Pear Tree Crescent

Shirley

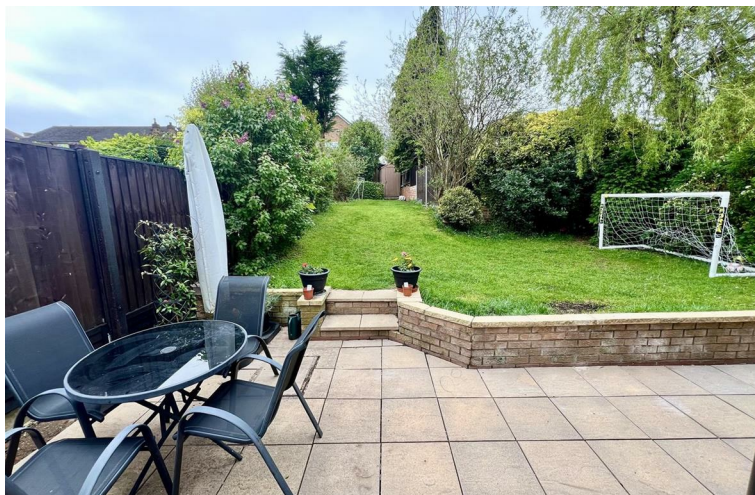
Offers Over £320,000

Description

Pear Tree Crescent leads onto Yardley Wood Road and local shops. It is a short walk from the High Street, Solihull Lodge, along which is Peterbrook Junior and Infant School and frequent bus services which provide access to the Maypole where a Sainsbury's supermarket and local shops are sited or, in the other direction to the A34 Stratford Road in the town centre of Shirley, passing by a number of shops and access to Shirley Railway Station from where commuter services operate to Birmingham and beyond.

There is easy access via the Maypole and Hollywood By-Pass to Junction 3 of the M42 motorway at Portway. The M42 forms the hub of the national motorway network and provides access, via the junction with the A45, to the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport and Railway Station.

An excellent location therefore for this larger style semi detached house which offers good extension potential (subject to necessary planning permission). There is a front driveway, side garage, interconnecting lounge and dining room and three good bedrooms. The property would suit a growing family owing to it's size and the potential offered.



Accommodation

FRONT DRIVEWAY

PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE

15'2" x 11'11" (4.62m x 3.63m)

DINING ROOM

9'11" x 10'5" (3.02m x 3.18m)

KITCHEN

11'7" max x 1'10" (3.53m max x 0.56m)

LANDING

BEDROOM ONE

15'3" x 10'9" (4.65m x 3.28m)

BEDROOM TWO

10'0" x 10'9" (3.05m x 3.28m)

BEDROOM THREE

7'9" x 7'10" (2.36m x 2.39m)

FAMILY BATHROOM

SIDE GARAGE

16'11" x 7'5" (5.16m x 2.26m)

REAR GARDEN



TENURE: We are advised that the property is Freehold.

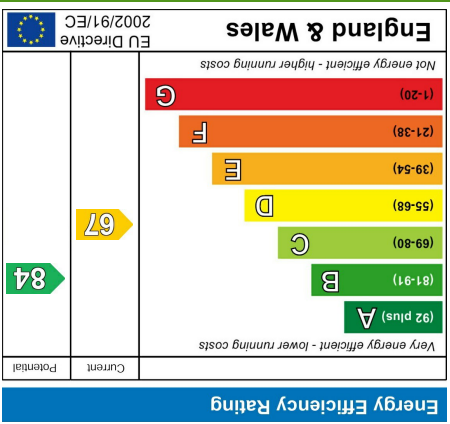
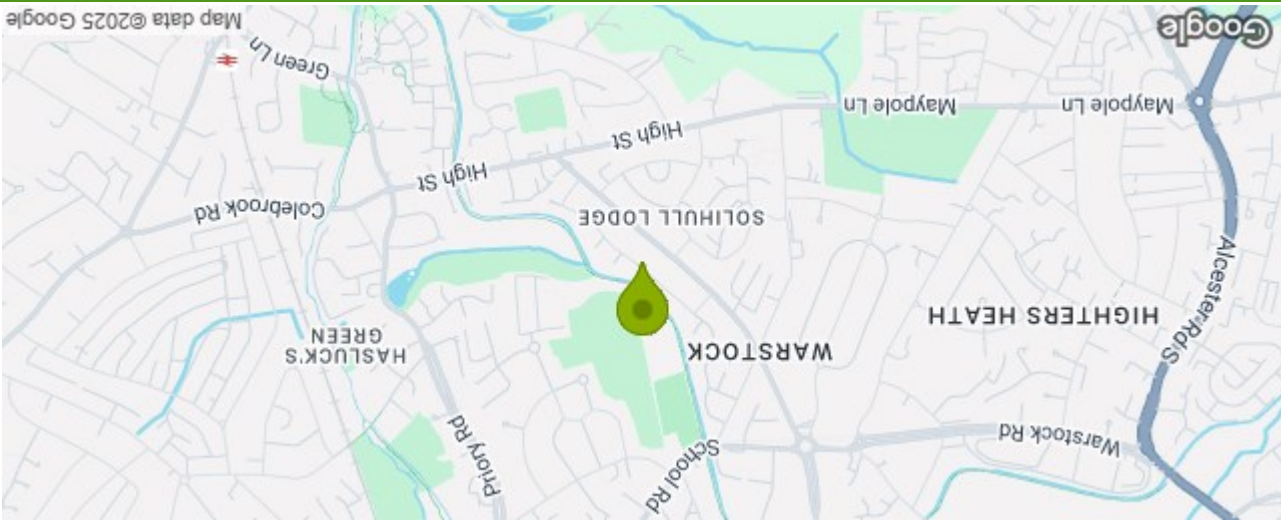
BROADBAND: We understand that the standard broadband download speed at the property is around 6 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 25/04/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 25/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

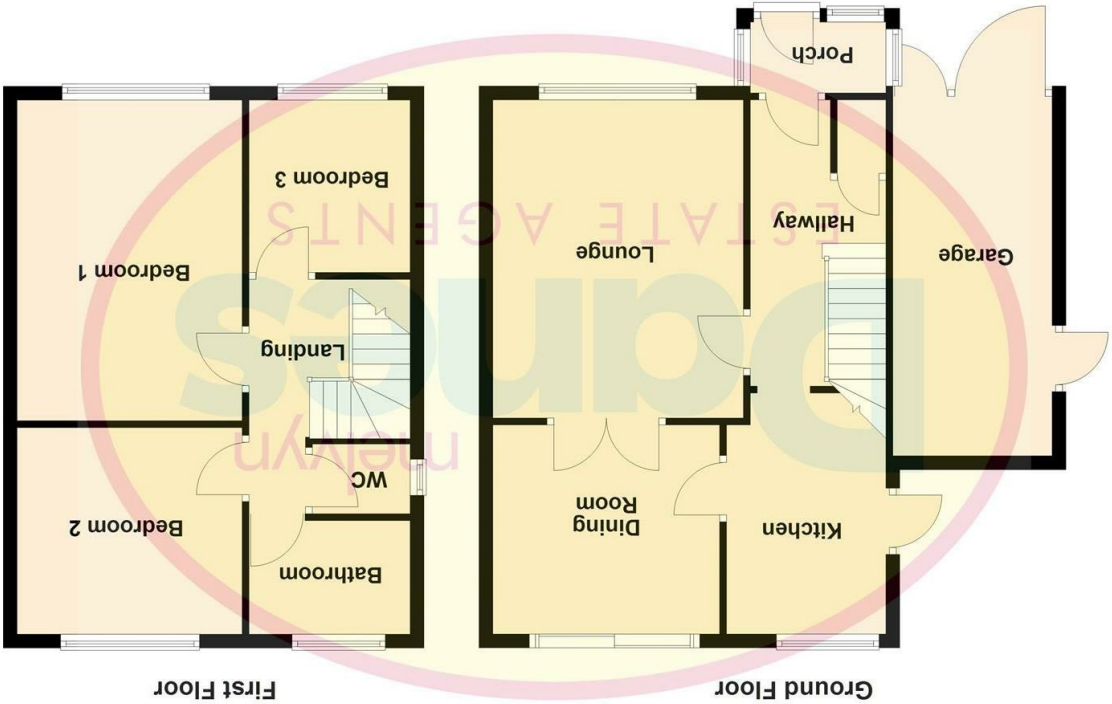
VIEWING: By appointment only with the office on the number below.

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69 Pear Tree Crescent Shirley Solihull B90 1LE
Council Tax Band: C



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.