



AP MORGAN

Ufton Crescent, Shirley
Offers in the region of £475,000

Features:

- Four double bedrooms
- Large reception room
- Generous lounge
- Spacious kitchen/diner
- Ground floor WC
- Family bathroom
- Plenty of storage
- Off-street parking
- Prime positioning for amenities

Description:

This well-presented, four-bedroom, semi-detached house situated in Shirley presents; a large reception room, generous lounge, spacious kitchen/diner, a ground floor WC, a family bathroom, and a double drive.

Approaching the property, the block paved double drive allows parking for multiple vehicles, with a short wall partially bordering the front perimeter.

Entering to the porch and hall, there is plenty of space for removing outdoor footwear and jackets. The large reception room looks to the front aspect and is currently being used as a study, hosting space for multiple suites and freestanding furniture. The lounge is generously sized, also presenting space for multiple suites and gives access to the rear garden through double French doors. The kitchen/diner is accessed from the hall and lounge with plenty of counterspace and an integral dishwasher, electric range cooker with gas hob and sink with drain. There is also space/plumbing for freestanding appliances with the diner area hosting ample room for a dining table and chairs, with additional rear access permitted through a side door. Bedroom Three is a ground floor double bedroom looking to the front aspect. The ground floor is completed by a WC.

Ascending to the first-floor landing, Bedroom One presents a spacious double looking to the front aspect and presenting integral wardrobes. Bedroom Two is also a large double looking to the front aspect with plenty of space for freestanding furniture. Bedroom Four is the final double which looks to the rear aspect and similarly allows space for freestanding furniture. The family bathroom presents a washbasin, WC and jacuzzi style bath.



The garden opens to a paved patio presenting space for freestanding furniture and external storage. This continues to a long grass laid lawn allowing for outdoor activities. The garden is bordered by wooden panel fencing and bushes.

This is a prime location ideal for families, situated approximately 1.6 miles from Stratford Road there is easy access to shops, supermarkets and restaurants. With local schooling and train stations a short drive from the property. Additionally Solihull town centre is similarly a short drive and the M42 can be readily accessed.

Details:

Porch

Hall

Reception Room 13'5" x 10'2" (4.1m x 3.1m)

Lounge 18' x 10'2" (5.49m x 3.1m) Both Max

Kitchen/Diner 18' x 13'1" (5.49m x 4m)

Bedroom Three 13'9" x 7'4" (4.2m x 2.24m)

Ground Floor WC 2'5" x 6'1" (0.74m x 1.85m)

Landing

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

Bedroom Two 11'3" x 11'5" (3.43m x 3.48m) Both Max

Bedroom Four 9'6" x 10'2" (2.9m x 3.1m)

Bathroom 8'5" x 6'10" (2.57m x 2.08m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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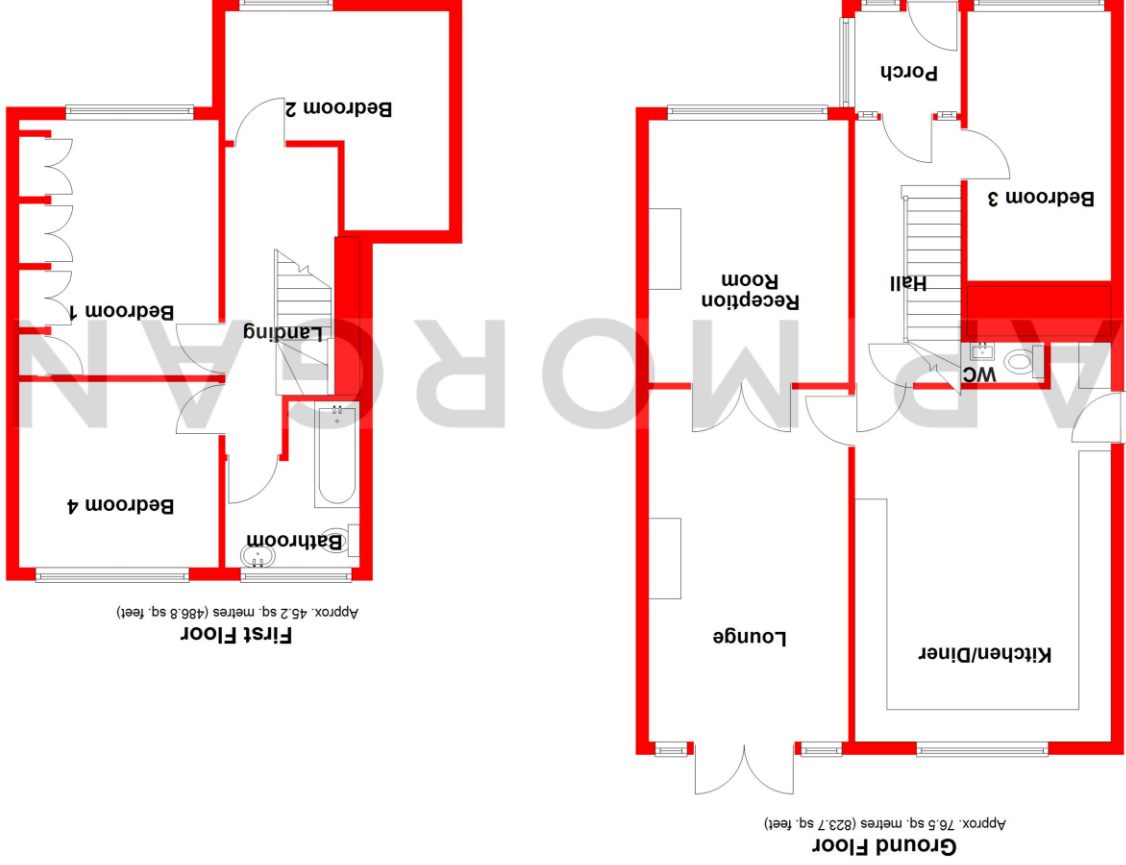
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Plan produced using Planlup.

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