



20 The Crescent, Shirley, Solihull,  
B90 2ES

Price Guide **£244,950**

- Extended Traditional Semi Detached
- Two Reception Rooms
- Three Bedrooms
- Extended Modern Kitchen
- Well Maintained Rear Garden
- Energy Efficiency Rating - D

0121 709 3300

## 20 The Crescent, Shirley, Solihull, B90 2ES

20 The Crescent is a superbly presented extended three bedroom traditional semi detached residence that has been beautifully maintained by the current owners conveniently situated within a few minutes walking distance to Shirley High Street, Parkgate retail park and local amenities. The well appointed accommodation briefly comprises spacious hall way, dining room, extended lounge, extended breakfast kitchen, three bedrooms, refitted bathroom, off road parking & landscaped generous south facing rear garden.

### APPROACH

Via a block paved driveway enabling off road parking for two vehicles leading to a UPVC double glazed storm porch, entrance to:

### HALLWAY

A spacious hallway with single panel radiator, UPVC double glazed window to side aspect, ceiling light point, stairs rising to first floor landing, under-stairs storage cupboard, doors to both reception rooms, door to kitchen.

### FRONT RECEPTION ROOM

15' 1" (4.6M) X 12' 6" (3.8M)

Solid wood flooring, ornamental fireplace with gas fire, two wall light points, ceiling light point, double panel radiator, UPVC double glazed bay window to front aspect.

### EXTENDED REAR RECEPTION ROOM

19' 0" (5.8M) X 10' 10" (3.3M)

Ornamental feature fireplace with opening, two double panel radiator, decorative ceiling coving, BT telephone point, four wall light points, TV aerial point, UPVC double glazed sliding patio doors to rear aspect.

### EXTENDED KITCHEN

13' 9" (4.2M) X 7' 10" (2.4M)

A range of mid oak wall and base units with co-ordinated work surface areas, complementary tiling to splash prone areas, one and a half bowl sink and drainer unit with chrome miser tap over, provision for electric cooker, space and plumbing for washing machine, dryer and additional appliance, ceramic floor tiling, Vaillant combination gas central heating boiler, UPVC double glazed window and door to side aspect.



### FIRST FLOOR LANDING

Loft access, UPVC double glazed window to side aspect, doors to all bedrooms and family bathroom.

### BEDROOM ONE

15' 1" (4.6M) X 10' 10" (3.3M)

Single panel radiator, ceiling light point, UPVC double glazed bay window to front aspect.

### BEDROOM TWO

12' 2" (3.7M) X 10' 10" (3.3M) INC WARDROBE

Single panel radiator, fitted wardrobes, UPVC double glazed window to rear aspect.

### BEDROOM THREE

9' 2" (2.8M) X 6' 11" (2.1M)

Double panel radiator, ceiling light point, UPVC double glazed window to front aspect.

### FAMILY BATHROOM

8' 2" (2.5M) X 6' 11" (2.1M)

A beautifully refitted bathroom comprises a white three piece suite with corner bath, low level flush wc, wash hand basin with vanity cupboard, separate shower enclosure with power shower over, complementary ceramic tiling to splash prone areas, ceramic floor tiling, chrome radiator, recessed spot lights, UPVC double glazed window to rear aspect.

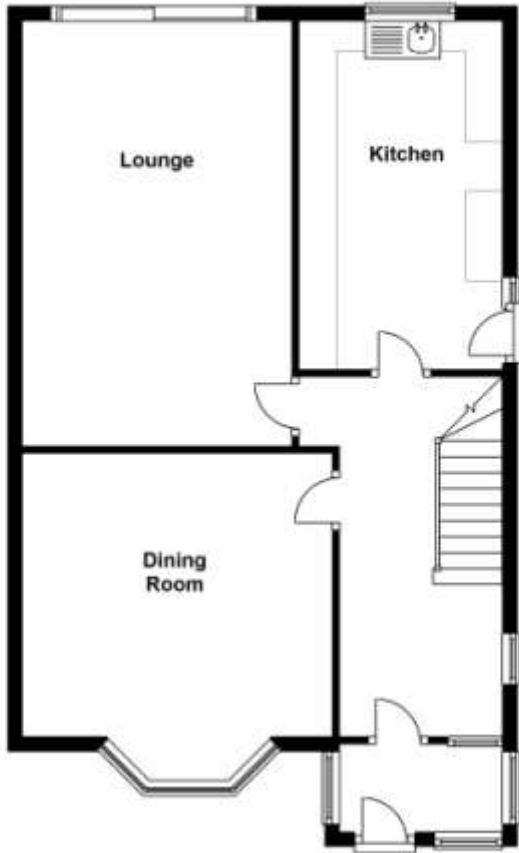
### REAR GARDEN

A beautifully maintained rear garden being mostly laid to lawn with well stocked borders, pathway leading to hard standing area, timber shed with power supply and lighting, timber fencing to perimeter.



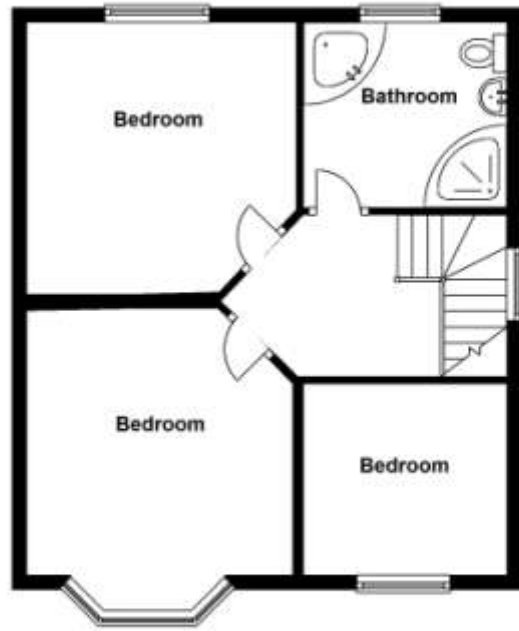
### Ground Floor

Approx. 64.2 sq. metres (691.0 sq. feet)



### First Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



Total area: approx. 111.2 sq. metres (1197.0 sq. feet)



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