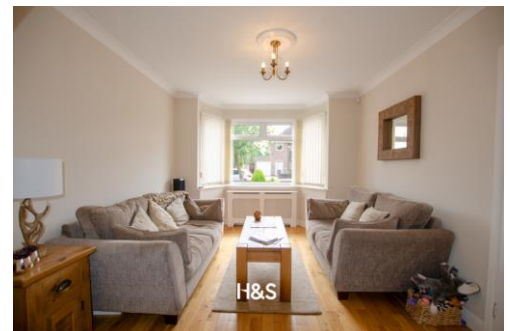


Horton & Storey



Ufton Crescent, Shirley, Solihull,

Offers Over **£399,950**

Property Features

- Tudor Grange Academy Catchment Area
- Extended
- Three Double Bedrooms
- Family Bathroom
- Guest WC
- Large Private Rear Garden
- Master En-suite
- Garage

Full Description

An immaculate semi detached property that has been extended to accommodate three double bedrooms, master en-suite, family bathroom and a kitchen/diner. Set on a quiet road in Shirley falling under the current Tudor Grange Academy catchment this is a fantastic opportunity to purchase the ideal family home.

LOCAL AREA Located on a very quiet road in Shirley and falls in the Tudor Grange Academy Catchment Area. It is a short distance to Shirley High Street and close to all amenities. It is a short drive to major transport links such as the M42, It has quick access to Shirley and Solihull Train Station via car and close to bus links.

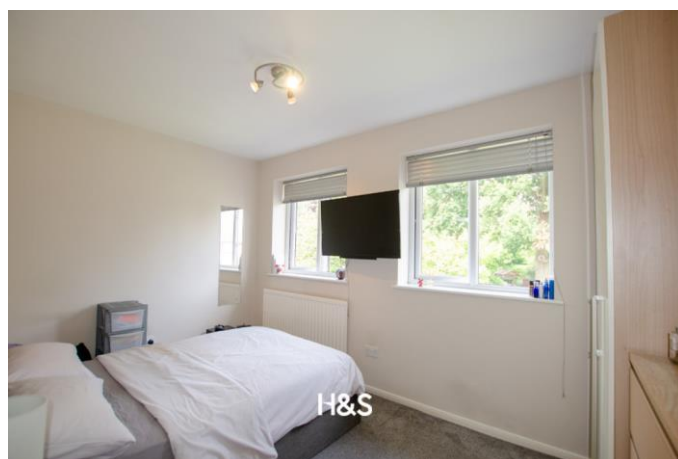
APPROACH Via the large driveway with parking for several cars leading to the porch.

GROUND FLOOR

HALLWAY With stairs leading to the first floor landing, central heating radiator, guest wc and doors leading to the ground floor rooms.

RECEPTION ROOM ONE 10' 5" x 13' 5" (3.2m x 4.1m)

Having a double glazed bay window to the front elevation, central heating radiator, wooden flooring and an archway leading to the second reception room.



RECEPTION ROOM TWO 10' 5" x 12' 5" (3.2m x 3.8m) A large double glazed window to the rear elevation, gas fire with feature fireplace, wooden flooring and a central heating radiator.

KITCHEN/DINER 13' 5" x 16' 8" (4.1m x 5.1m) A superb extended kitchen diner that is ideal for families and entertaining. The kitchen area comprises of a range of wall and floor and base units incorporating an integrated dishwasher, roll top work surfaces having an inset sink with mixer tap, drainer and tiling to splash backs. There is space for a range cooker, a space for an american style fridge freezer, a double glazed window to the rear elevation, double french doors leading to the rear garden, a central heating radiator, tiling to the floor and a door leading to the garage.

GROUND FLOOR WC

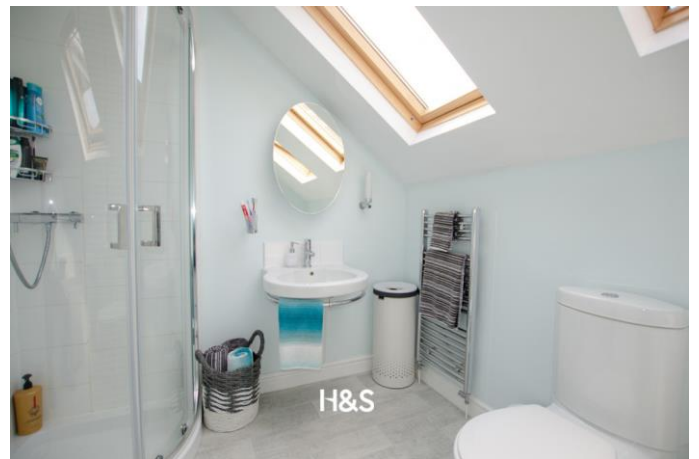
FIRST FLOOR

LANDING A large landing with doors leading to the first floor rooms and access to the loft.

MASTER BEDROOM 11' 9" x 13' 6" (3.6m x 4.14m) Benefiting from a range of bespoke fitted wardrobes, two double glazed windows to the front elevation, central heating radiator and door to the ensuite.

ENSUITE The en-suite comprises of a corner shower unit, low level wc, sink and a central heating radiator. There is tiling to splash prone areas and a double glazed window to the front elevation.

BEDROOM TWO 10' 5" x 12' 5" (3.2m x 3.8m) A large double bedroom with a double glazed window to the rear elevation and a central heating radiator.



BEDROOM THREE 8' 5" x 13' 7" (2.58m x 4.16m)

Another double bedroom with two double glazed windows to the rear over looking the rear garden and a central heating radiator.

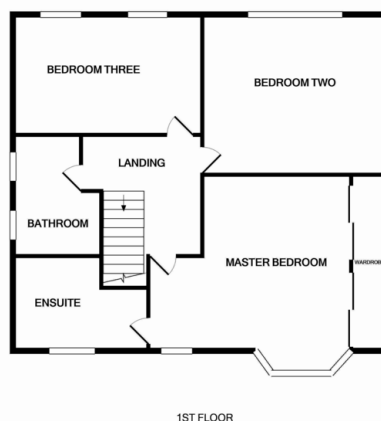
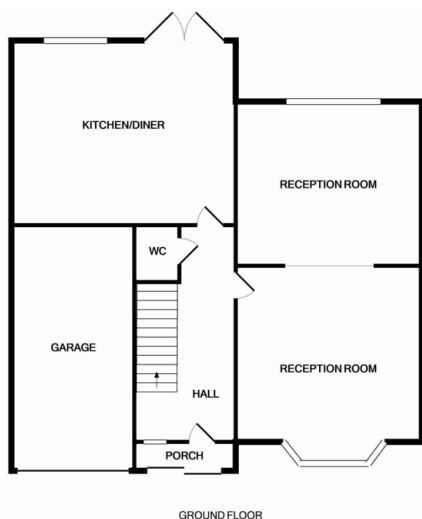
FAMILY BATHROOM A refitted family bathroom comprising of a panelled bath with mixer tap, separate shower cubicle, wc and a sink. There is tiling to splash prone areas, a heated towel rail, and two velux windows allowing in lots of natural light.



OUTSIDE

PRIVATE REAR GARDEN This large private rear garden is one of the many fantastic selling features for this property. There is a large slabbed patio area leading to a long lawn with mature shrubs, bushes and fencing to boundaries. There is also a side gate providing access to the front of the property.

GARAGE 7' 2" x 14' 9" (2.2m x 4.5m) Having a garage door to the front, electric points and a wall mounted central heating boiler.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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

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