



Bramley Croft, Shirley

Offers Around £379,950

- RECEPTION HALLWAY
- LOUNGE
- THREE BEDROOMS
- FRONT DRIVEWAY
- VIEWING RECOMMENDED
- GUEST CLOAKS WC
- SUPERB EXTENDED DINING KITCHEN
- BATHROOM
- REAR GARDEN
- POPULAR LOCATION

Bramley Croft is a cul-de-sac which is conveniently located leading from Moreton Road. There is pedestrian access at the head of the cul-de-sac leading out to the main Stratford Road.

We are advised that the property is situated within the catchment area of Alderbrook School on Blossomfield Road with infant schooling being at Blossomfield Infant School in Eastcote Close, and junior schooling being at nearby Shirley Heath School, which is situated in Coombe Road. Also nearby, just across the main Stratford Road, are both St James Infant and Junior School which is part of the Tudor Grange Academy Trust and Our Lady of the Wayside Roman Catholic Junior and Infant School. All education facilities are subject to confirmation from the Education Department and any purchaser is advised to seek confirmation of these before making an offer.

The main shopping centre in Shirley is just a short walk away and offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore for this delightfully presented and greatly extended traditional semi detached property which is set back from the road behind a full width driveway. A front door with inset stained glass effect panel and canopy porch over which opens to the

RECEPTION HALLWAY

Having ceiling light point, decorative cast iron central heating radiator, wooden flooring, UPVC double glazed oriel window to the front and doors opening to the kitchen and lounge



LOUNGE

13'6" into bay x 10'9" max (4.11m into bay x 3.28m max)

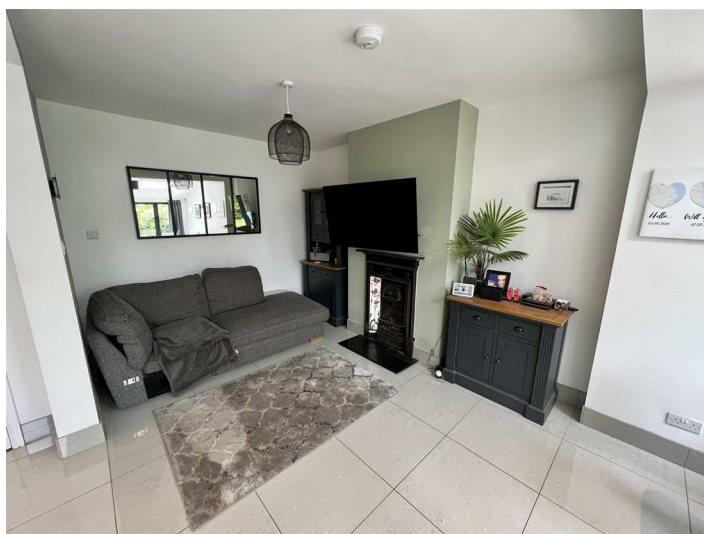
Having ceiling light point, central heating radiator, decorative cast iron fireplace and UPVC double glazed bay window to the front

SUPERB EXTENDED DINING KITCHEN

21'7" max x 15'7" overall (6.58m max x 4.75m overall)



A superb convivial space that benefits from three 'Velux' style rooflights, bi-fold double glazed doors and window to the rear garden and additional UPVC double glazed door opening to the side, recessed ceiling spotlights and three additional ceiling light points, underfloor heating, decorative cast iron fire surround, tiled flooring and being fitted with a comprehensive range of shaker style wall and base mounted storage units with 'quartz' work surfaces over having inset sink and drainer with mixer tap, range style oven with extractor canopy over, integrated dishwasher and washing machine, space for American fridge freezer and central island unit with wine rack and breakfast bar





GUEST CLOAKS WC

Having UPVC double glazed window to the side, ceiling light point, tiled flooring, low level WC and wall mounted wash hand basin

FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point, loft hatch access and doors off to three bedrooms and bathroom

BEDROOM ONE

13'10" into bay x 9'10" max (4.22m into bay x 3.00m max)

Having ceiling light point, central heating radiator and UPVC double glazed bay window to the front

BEDROOM TWO

12'4" x 10'8" (3.76m x 3.25m)



Having ceiling light point, central heating radiator, built in wardrobe and UPVC double glazed window to the rear

BEDROOM THREE

8'6" x 6'7" (2.59m x 2.01m)

Having ceiling light point, central heating radiator and UPVC double glazed oriel window to the front

FAMILY BATHROOM



Having ceiling light point, UPVC double glazed window to the rear, heated towel rail, recessed ceiling spotlights, panelled bath, pedestal wash hand basin, low level WC and corner shower cubicle

SOUTHERLY REAR GARDEN

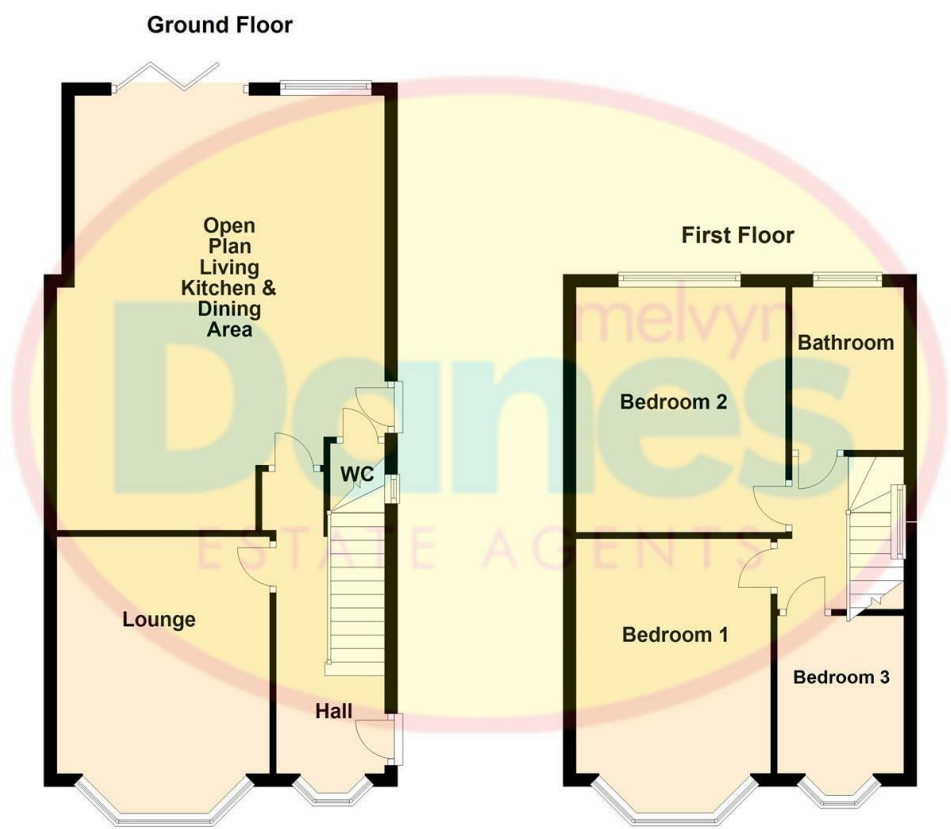


Having paved patio area with gated side access, lawn with border to the rear, defined boundaries and garden shed



FLOOR PLAN

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.



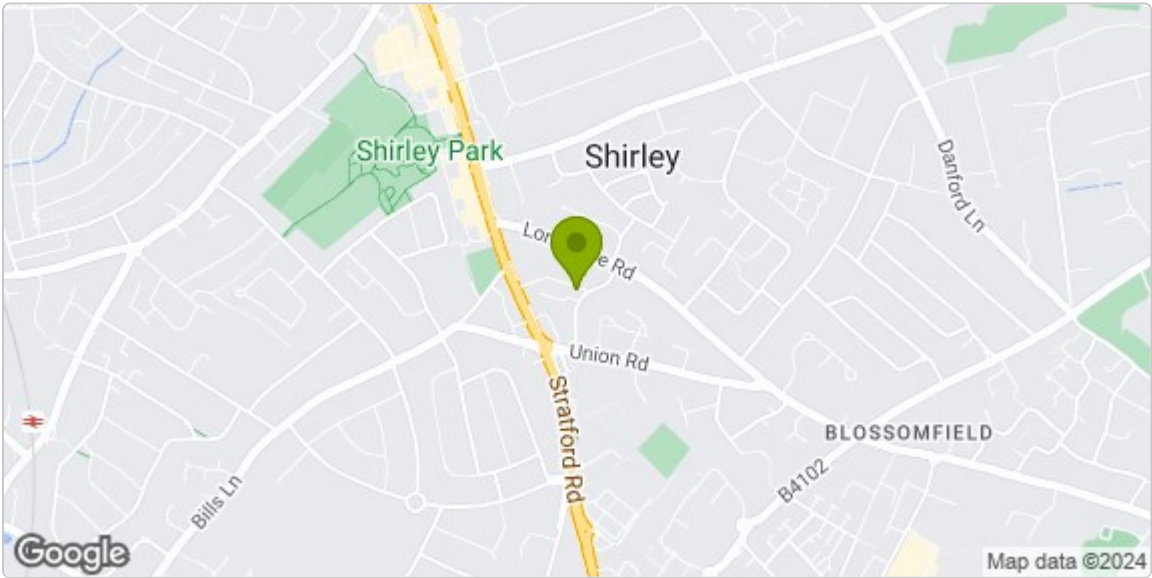
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: C

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
3 Bramley Croft Shirley
Solihull B90 3EJ

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC