



# Ufton Crescent, Shirley

## Offers Around £575,000

- RECEPTION HALLWAY
- LOUNGE & DINING ROOM
- STUDY
- FOUR BEDROOMS
- DELIGHTFUL REAR GARDEN
- GUEST CLOAKS WC
- LARGE CONSERVATORY
- KITCHEN
- FAMILY BATHROOM
- GARAGE & DRIVEWAY

Ufton Crescent is a popular residential road leading directly from Radbourne Road in Shirley. Originally built in the late 1950's, these well proportioned house occupy good sized plots with generous space to both the front and rear.

The property is approximately one mile from the main A34 Stratford Road in the town centre of Shirley, where one will find excellent shopping facilities, ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. Frequent bus services operate along the Stratford Road into the City of Birmingham and beyond and into the town centre of Solihull, and there is a thriving business community together with a wide choice of restaurants, hostelrys, and a community centre.

Nearby is the town centre of Solihull which also offers excellent shopping facilities with the new Touchwood Development, and also has a thriving business community, and a local bus service operates within nearby Solihull Road which will take you to the town centre. Within the town centre of Solihull is the Railway Station, Tudor Grange Leisure Centre with indoor tennis and swimming facilities, Norman Green Athletics Centre and the Sixth Form Colleges serving the area, together with St Peter's School and St Augustine's Roman Catholic Junior and Infant Schools, and we are advised that the property falls within the Tudor Grange catchment, although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this extended traditional detached house which sits back back from the road behind a lawned foregarden flanked by a block paved driveway which leads to a UPVC double glazed double door opening to the

### RECEPTION HALLWAY

Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation, understairs storage cupboard and doors off to two reception rooms, kitchen and

### GUEST CLOAKS WC

Having ceiling light point, extractor fan, low level WC and wash hand basin

### DINING ROOM

**13'4" into bay x 10'5" (4.06m into bay x 3.18m)**



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

### LOUNGE

**12'7" x 10'5" (3.84m x 3.18m)**



Having double opening doors with side light release window to the conservatory, three wall light points, ceiling light point, central heating radiator and feature fireplace with inset living flame effect gas fire

### LARGE CONSERVATORY

**18'0" max x 12'0" max (5.49m max x 3.66m max )**



Having UPVC double glazed windows and double opening doors to the rear garden, tiled flooring, two ceiling light points, central heating radiator and doors opening to the kitchen and study



**STUDY**  
**8'0" x 5'7" (2.44m x 1.70m)**



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

**KITCHEN**  
**13'7" x 11'9" max (4.14m x 3.58m max)**



Having UPVC double glazed door to the side, recessed ceiling spotlights, central heating radiator, tiled flooring and being fitted with a range of wall and base mounted storage units with work surfaces over having inset 1.5 bowl sink and

drainer, gas hob with extractor canopy over, integrated electric double oven, fridge, freezer, dishwasher and washing machine

**FIRST FLOOR LANDING**  
 Having ceiling light point and doors off to four bedrooms and bathroom

**BEDROOM ONE**  
**13'7" max x 13'4" into bay (4.14m max x 4.06m into bay )**



Having UPVC double glazed bay window and additional UPVC double glazed light release window the front, ceiling light point, central heating radiator and fitted bedroom furniture

**BEDROOM TWO**  
**12'8" x 10'5" (3.86m x 3.18m)**



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

### BEDROOM THREE

11'9" max x 7'6" max (3.58m max x 2.29m max)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and over bulk head storage cupboard

### BEDROOM FOUR

8'6" x 7'6" (2.59m x 2.29m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and loft hatch access

### FAMILY BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, extractor fan with inset spotlight, heated towel rail, full height wall tiling, double ended bath with inset jacuzzi and hand held shower, corner shower enclosure, pedestal wash hand basin and low level WC

### DELIGHTFUL REAR GARDEN



Having block paved patio area with gated side access, outside tap, extensive lawn with shaped borders and defined boundaries, trellis divide partially screening the rear of the garden where there is a greenhouse and garden shed





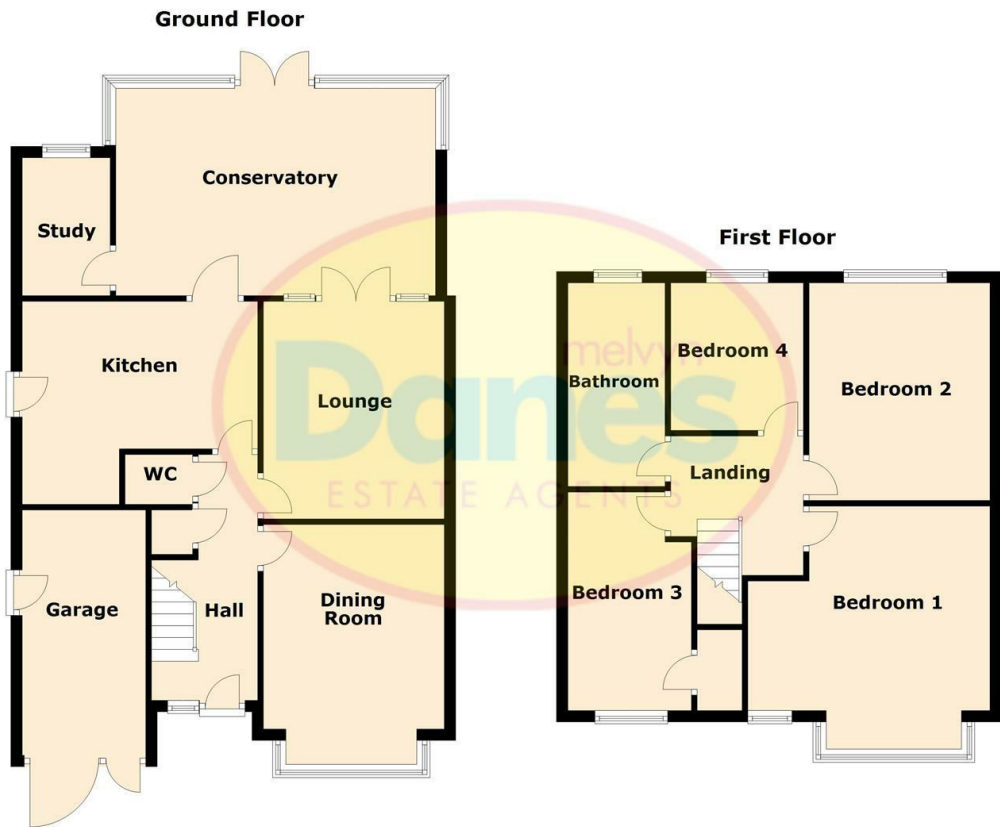
### **INTEGRAL GARAGE**

**14'7" x 7'5" (4.45m x 2.26m)**

Having doors to the front driveway, courtesy door to the side passageway, light, power, handwashing sink and wall mounted central heating boiler

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.



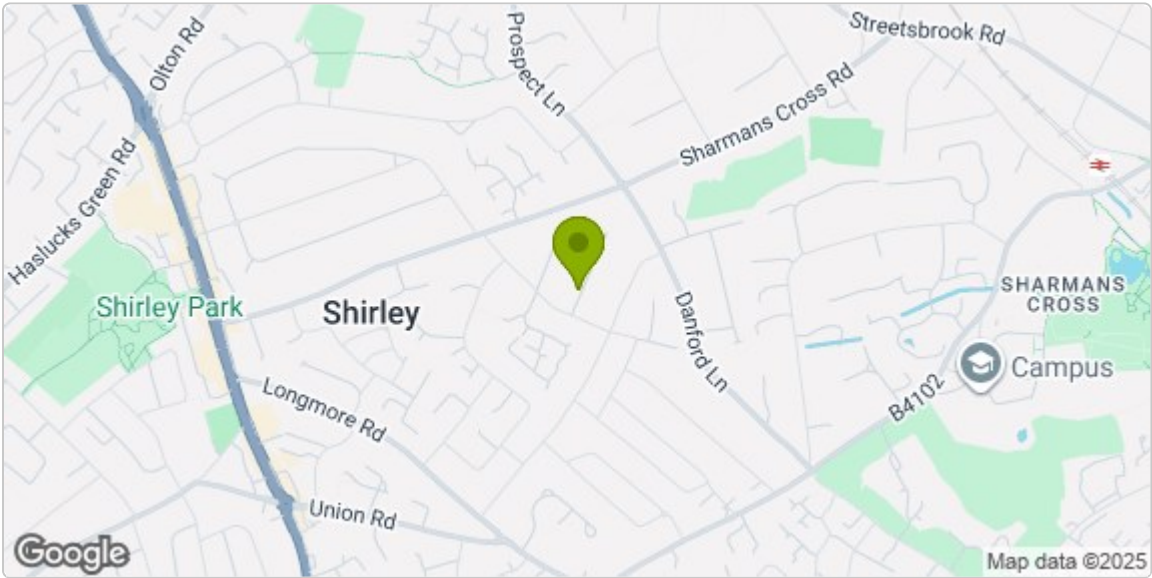
**TENURE** We are advised that the property is Freehold.

**COUNCIL TAX** Band E

**VIEWING** By appointment only please with the Shirley office on 0121 744 2801.

**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**THE CONSUMER PROTECTION REGULATIONS**  
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



**Full Postal Address:**  
38 Ufton Crescent Shirley  
Solihull B90 3SA

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		