



melvyn
Danes
ESTATE AGENTS

Pear Tree Crescent

Shirley

Offers Over £350,000

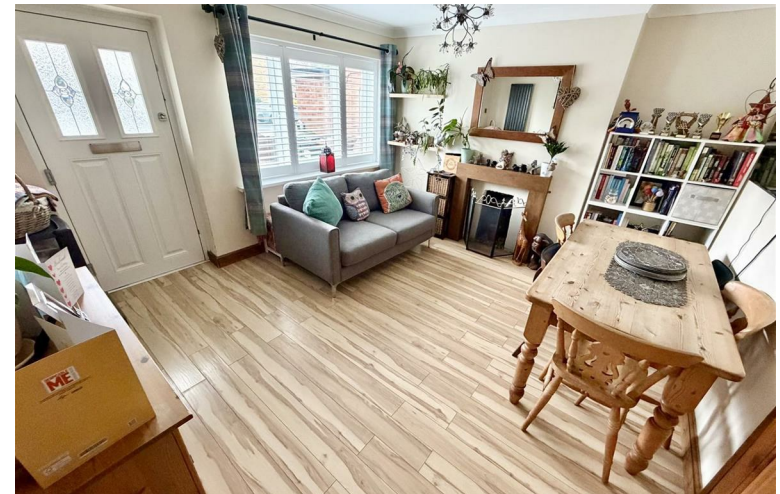
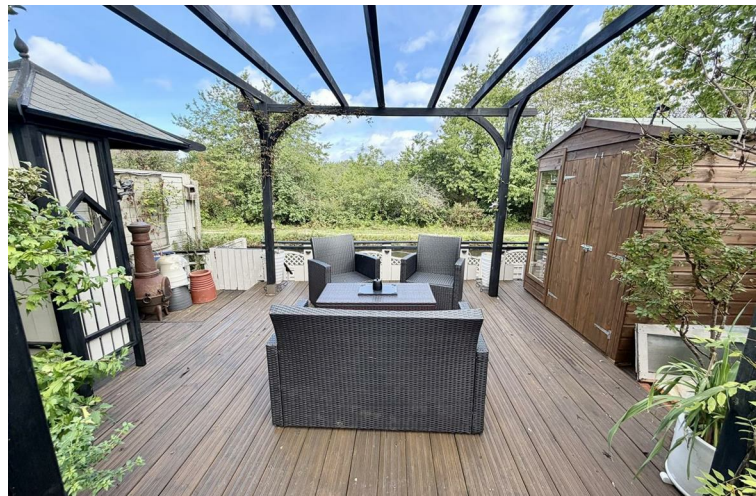
Description

Set in the cul de sac section of Pear Tree Crescent, this spacious Dares built 1960's semi detached house offers excellent family size accommodation which maybe will definitely appeal to those who have an interest in canals or narrow boats as the property backs onto the Stratford-upon-Avon Canal.

Pear Tree Crescent leads onto Yardley Wood Road and local shops. It is a short walk from the High Street, Solihull Lodge, along which is Peterbrook Junior and Infant School and frequent bus services which provide access to the Maypole where a Sainsbury's supermarket and local shops are sited or, in the other direction to the A34 Stratford Road in the town centre of Shirley, passing by a number of shops and access to Shirley Railway Station from where commuter services operate to Birmingham and beyond.

There is easy access via the Maypole and Hollywood By-Pass to the M42 motorway at Portway. The M42 forms the hub of the national motorway network and provides access, via the junction with the A45, to the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport and Railway Station.

The beautifully presented, extended family home is well maintained throughout and on the ground floor has a lounge, utility /storage space (formerly the back part of the garage), extended kitchen/dining/family space and the remaining garage accessed from the front for storage. On the first floor are three good size bedrooms and family bathroom. To the rear is a well maintained garden that is tiered and has two decked areas that look onto the canal. Beyond the canal is a nature reserve, an area of public open space which gives the property an attractive aspect.



Accommodation

LOUNGE

11'11" x 13'0" (3.63m x 3.96m)

UTILITY/STORE

5'3" x 7'1" (1.60m x 2.16m)

INNER HALLWAY

EXTENDED

KITCHEN/DINING/FAMILY ROOM

22'6" max x 18'11" (6.86m max x 5.77m)

FIRST FLOOR LANDING

BEDROOM ONE

12'2" x 12'6" (3.71m x 3.81m)

BEDROOM TWO

11'10" x 12'6" (3.61m x 3.81m)

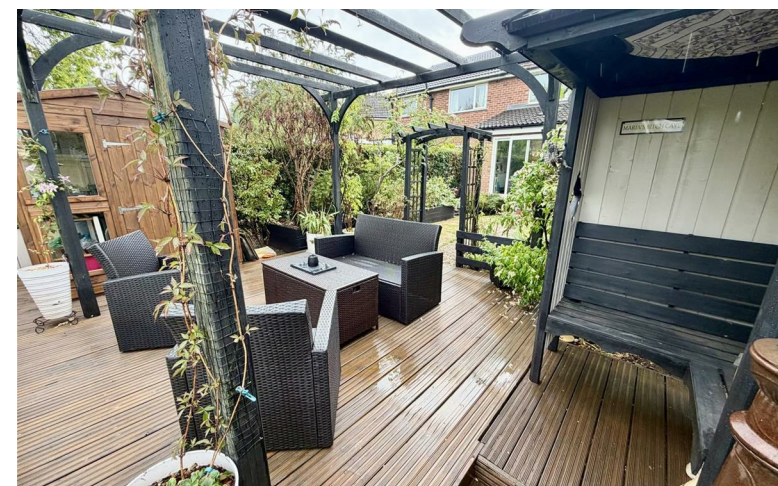
BEDROOM THREE

12'2" max x 7'11" (3.71m max x 2.41m)

FAMILY BATHROOM

STORE

TIERED REAR GARDEN



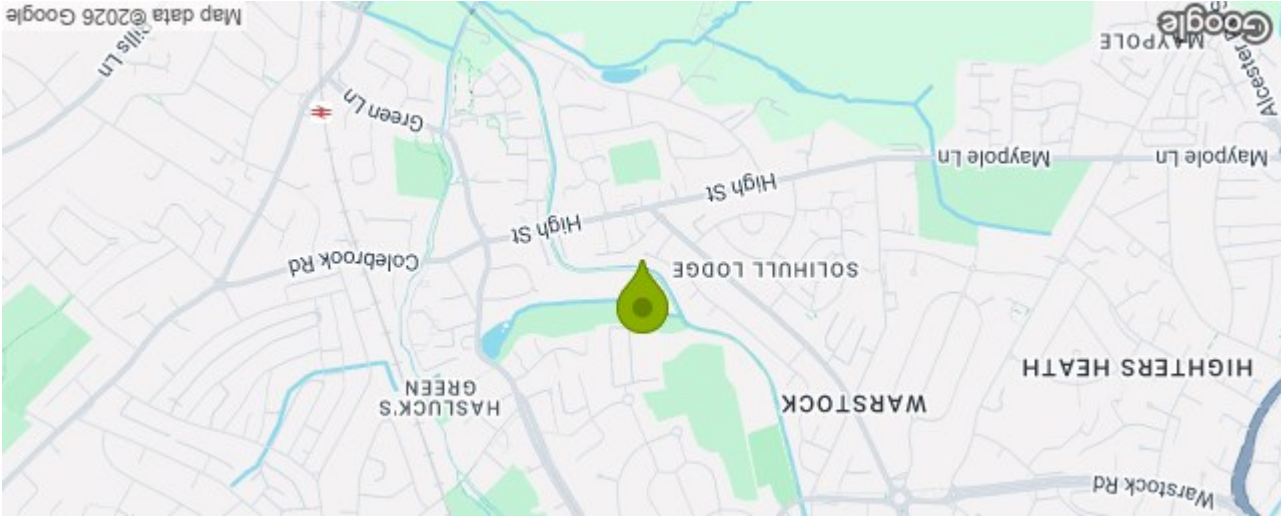
TENURE: We are advised that the property is Freehold.

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, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 27/08/2026 we understand that the standard broadband download speed at the property is around 8 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 10000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



24 Pear Tree Crescent Shirley Solihull B90 1LB Council Tax Band: C

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

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.