

DRAKES

ESTATE AGENTS



Pear Tree Crescent, Shirley, B90 1LF

£340,000

- An Immaculate Semi-Detached
- Three Double Bedrooms
- Lounge/Dining Room
- Kitchen
- Ensuite Shower Room
- Modern Bathroom
- Delightful South-Facing Rear Garden
- Garage
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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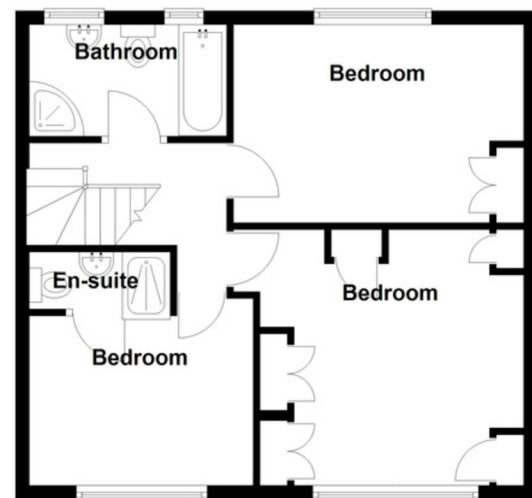
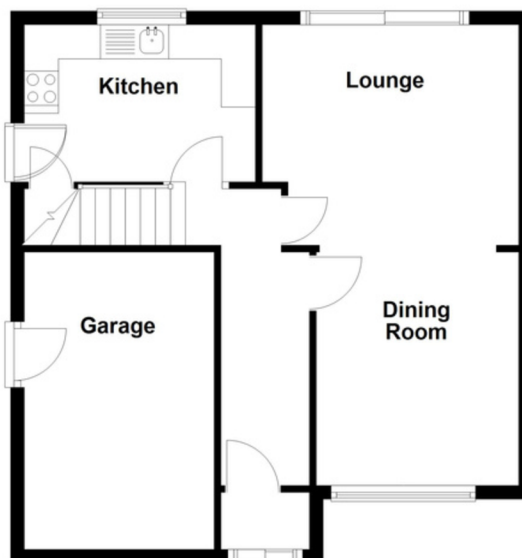


- Lounge area to rear - 3.63m x 3.48m (11'11" x 11'5")
 Dining area to front - 3.81m x 3.38m (12'6" x 11'1")
 Kitchen to rear - 3.12m x 2.67m (10'3" x 8'9")
 Bedroom One to front - 3.69m x 2.9m (12'1'4" x 9'6") max
 Ensuite to side - 1.42m x 1.17m (4'8" x 3'10")
 Bedroom Two to rear - 3.96m x 3.51m (13'0" x 11'6")
 Bedroom Three to front - 3.81m x 3.35m (12'6" x 11'0") inc fitted wardrobes
 Bathroom to rear - 3.12m x 1.68m (10'3" x 5'6")
 Garage - 4.9m x 2.21m (16'1" x 7'3")

An immaculate semi-detached property in a popular location with well-appointed accommodation comprising in brief of entrance porch, reception hall, lounge/dining room, kitchen, three double bedrooms, ensuite shower room, modern bathroom, delightful south-facing rear garden, garage and driveway providing off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: D
 EPC Rating: E
 Tenure: Freehold



Total area: approx. 101.4 sq. metres (1091.0 sq. feet)

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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