

# Horton & Senate



51 Mollington Crescent, Shirley, Solihull, B90 3RG

£340,000

- Three Bedroom Semi Detached On A Generous Corner Plot
- Single Garage
- Off Road Parking
- Through Lounge/Diner
- Potential To Extend STPP
- Sold With No Upward Chain
- Conservatory
- Well Proportioned Bedrooms



# 51 Mollington Crescent, Solihull B90 3RG

Horton & Senate are pleased to present this three bedroom semi detached property located on Mollington Crescent, Shirley, being sold with no upward chain. This property is perfectly positioned on a spacious corner plot with potential to extend subject to planning permission.

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1

2

Council Tax Band: D



#### Approach

Via driveway with space for off road parking. Gate giving side access to the rear garden. Access to the garage.

#### Porch

Access the property via the front porch, French doors to the lounge.

#### Lounge area

4.02m x 3.78m

Double glazed window to the front elevation, central heating radiator.

#### Dining area

3.31m x 3.18m

Patio doors leading to the conservatory, central heating radiator. Door giving access to the stairs and kitchen.

#### Conservatory

3.61m x 3.33m

Double glazed with French doors leading to the rear garden.

#### Kitchen

A range of wall and floor based units with surface over, oven with electric hob, extractor fan, inset sink with mixer tap, double glazed window to the rear elevation. Door leading to the rear garden.

#### Single garage

5.44m x 2.56m

#### First floor

#### Landing

Double glazed window to the side elevation, access to the loft, doors to all first floor rooms.

#### Bedroom one

2.95m x 3.97m

Double bedroom with built in storage, a central heating radiator and a double glazed window to the front elevation.

#### Bedroom two

3.14m x 3.16m

Double bedroom with built in storage, a central heating radiator and a double glazed window to the rear elevation.

#### Bedroom three

2.95m x 2.37m

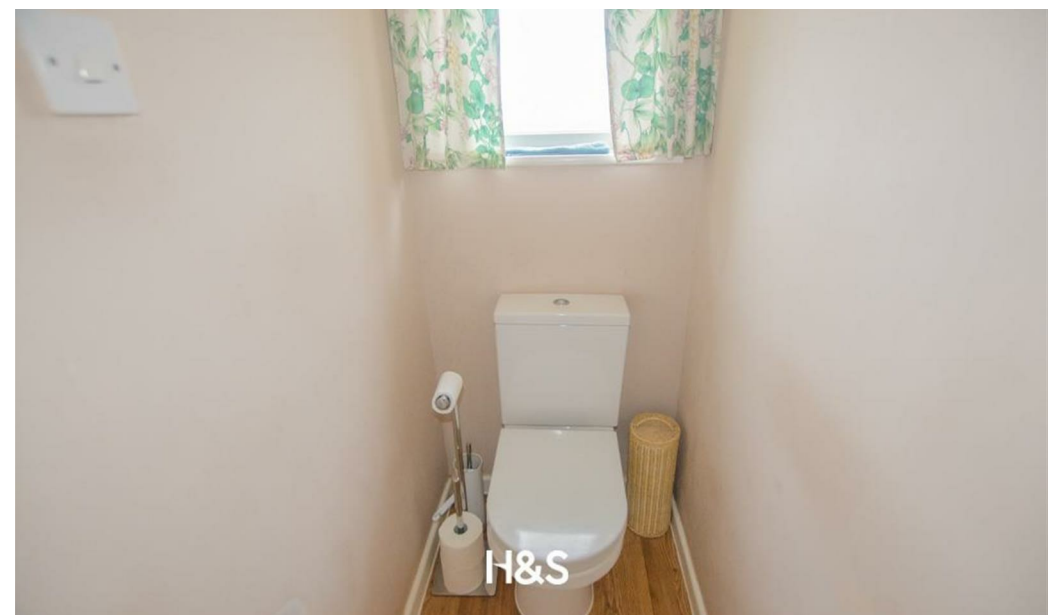
Central heating radiator and a double glazed window to the front elevation.

#### Bathroom

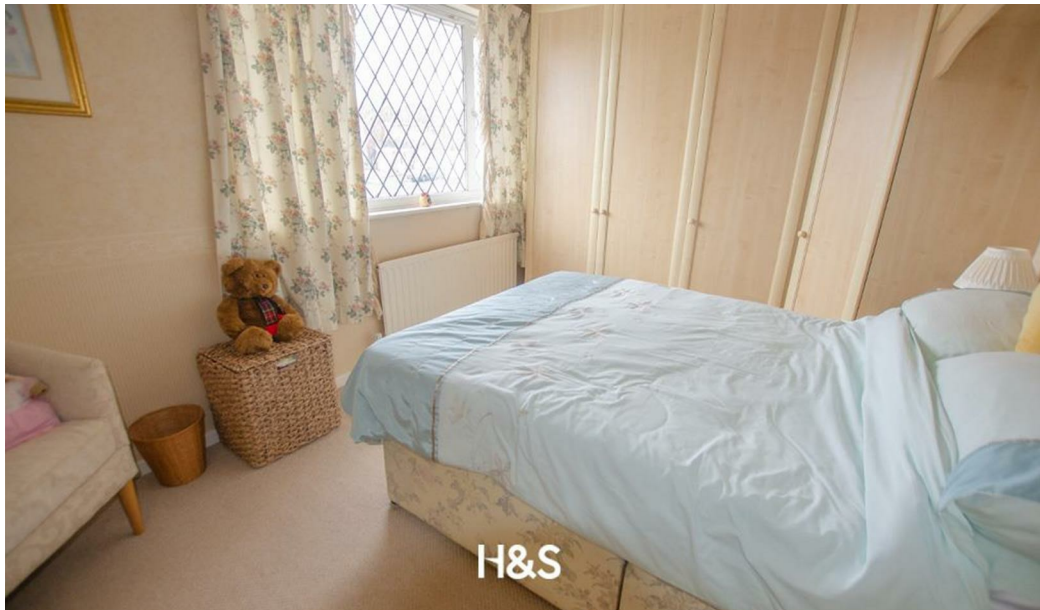
Fully tiled floor and walls, bath with shower over, wash basin. Heated towel rail and a double glazed window to the rear elevation.

#### WC

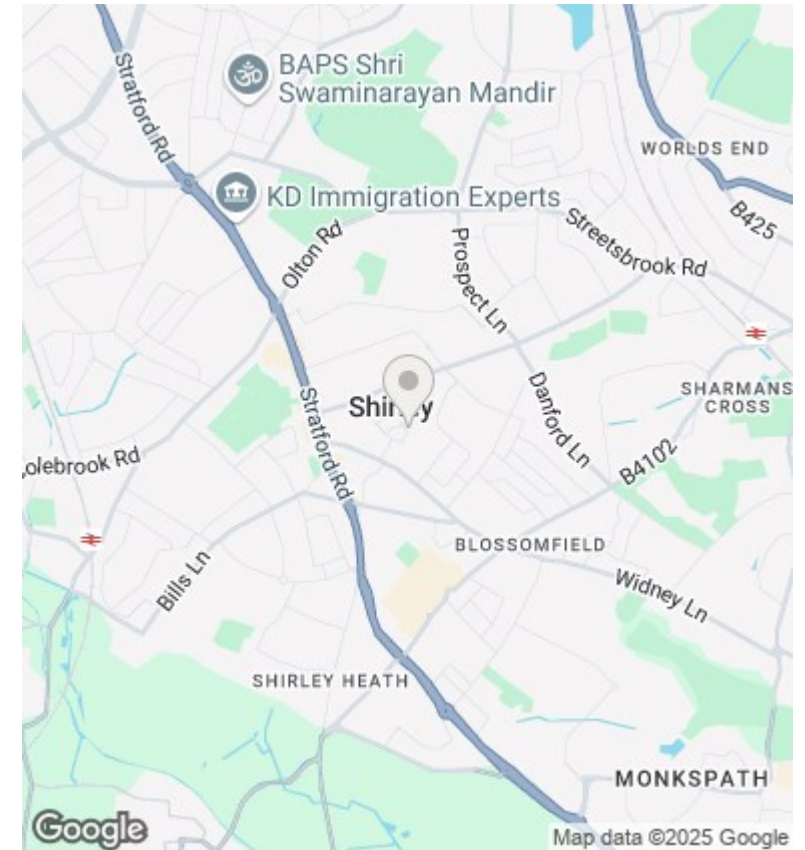
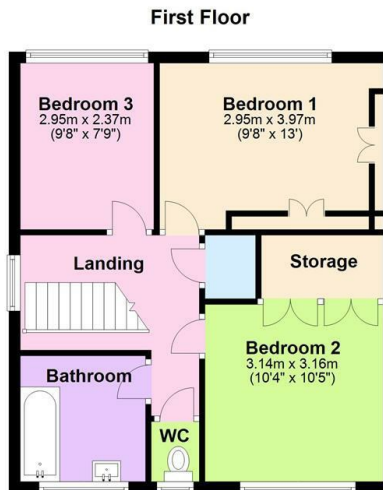
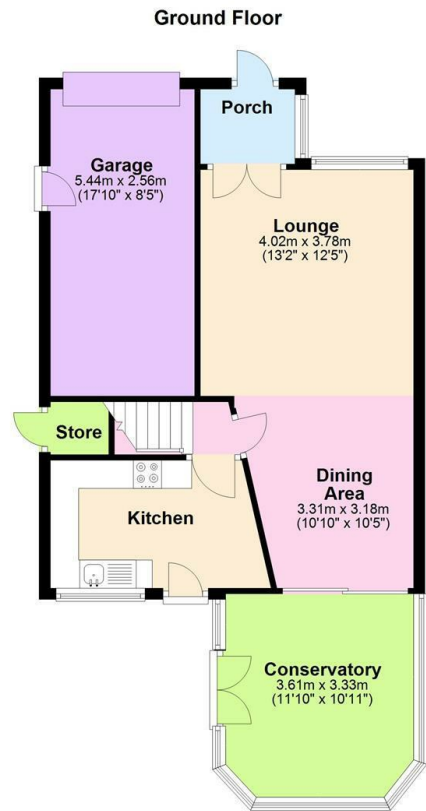
WC and a double glazed window to the rear elevation.











## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

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