



smarthomes

Crophorne Road

Shirley, Solihull, B90 3JL

- An Extremely Well Presented & Extended Semi Detached
- Tudor Grange Catchment Area
- Four Bedrooms (Three Double)
- Two Reception Rooms & Home Office

Offers Over £450,000

EPC Rating 55

Current Council Tax Band -D





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.

The property is set back from the road behind a block paved driveway providing off road parking extending to single glazed door with obscure inserts and feature stained glass single glazed window to side leading into

Entrance Hallway

With ceiling light point, central heating radiator, cloaks cupboard, stairs leading to the first floor accommodation with and doors leading off to



Reception Room One to Front

15' 1" (into bay) x 10' 5" (4.6m x 3.2m) With double glazed bay window to front elevation, central heating radiator, ceiling light point and electric power points.

Reception Room Two to Rear

12' 9" x 11' 5" (3.9m x 3.5m) With double glazed sliding patio door to rear, ceiling light point, central heating radiator, wooden flooring, TV aerial point, electric power points, gas fire with marble hearth, inlay and wooden surround

Kitchen to Rear

7' 10" x 13' 1" (2.4m x 4.0m) Being fitted with a range of wall, drawer and base units with complementary work surfaces over incorporating sink and drainer unit with mixer tap, tiling to splashback areas Neff four ring gas hob with double oven and grill beneath, integrated dishwasher, central heating radiator, corniced coving, ceiling light, double glazed window to rear and door through to

Utility Area

18' 8" x 4' 11" (5.7m x 1.5m) Fitted with a range of wall units with a work surface over incorporating a sink and drainer unit with mixer tap and tiling to splash back areas. Space and plumbing for washing machine, space for tumble dryer, space for a tall fridge freezer, electric power points, double opening double glazed patio doors leading through to terrace, tiling to floor and two ceiling lights, door to office, doors leading off to guest WC and useful storage cupboard.

Guest WC

With low flush WC, wash hand basin, obscure single glazed window to side and tiling to floor.



Office to Front

16' 0" x 6' 10" (4.9m x 2.1m) Having a single glazed window to the front and wooden door with obscure single glazed insert leading to the front of the property, tiling to floor, ceiling light, two sky lights and electric power points.

Accommodation On The First Floor

Landing

With original single obscure glazed leaded stained glass window to side, useful storage cupboard, ceiling light, doors leading off to three bedrooms, bathroom, separate WC and further stairs to extended loft.

Bedroom One to Rear

12' 9" x 11' 5" (3.9m x 3.5m) With double glazed window to rear elevation, central heating radiator, ceiling light point, electric power points and a range of fitted bedroom furniture.

Bedroom Two to Front

16' 0" (into bay) x 8' 6" (4.9m x 2.6m) With double glazed bay window to front elevation, central heating radiator, ceiling light point, electric power points and range of fitted bedroom furniture.

Bedroom Three to Front

7' 6" x 6' 10" (2.3m x 2.1m) With double glazed window to front elevation, central heating radiator, ceiling light point, electric power points, corniced coving and built-in wardrobes with mirrored doors.





Separate WC

With low flush WC, wash hand basin with mixer tap and tiled splashback, obscure double glazed window to side, ceiling light point and tiling to floor.

Family Bathroom to Rear

5' 10" x 7' 10" (1.8m x 2.4m) Being fitted with a white two piece suite comprising; panelled bath with Mira electric shower over and glazed screen, wash hand basin with mixer tap enclosed in vanity unit, obscure double glazed window to rear, tiling to floor and splash back areas, central heating radiator, ceiling light point, shaver socket and cupboard containing Central Heating Boiler, hot water tank and switch for immersion heater

Accommodation On The Second Floor

Landing

With obscure double glazed window to side and door through to

Bedroom Four to Rear

14' 5" x 8' 10" (4.4m x 2.7m) Having a double glazed window to rear and Velux window to front, ceiling downlighters, central heating radiator, useful eaves storage cupboards, wall lighting, electric power points and door through to

En-Suite Shower Room

Being fitted with a three piece white suite comprising of; corner shower cubicle with thermostatic shower and double opening doors, low flush WC and wash hand basin with mixer tap set into a vanity unit, complementary tiling to all splash back areas, double glazed Velux window to front, chrome ladder style heating radiator and ceiling downlighters



Rear Garden

Being mainly laid to lawn with paved patio, fencing to one boundary and hedgerow borders to the other, variety of mature shrubs and bushes, timber framed potting shed, outside tap, and outside storage area.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.