



smarthomes

Crophorne Road

Shirley, Solihull, B90 3JW

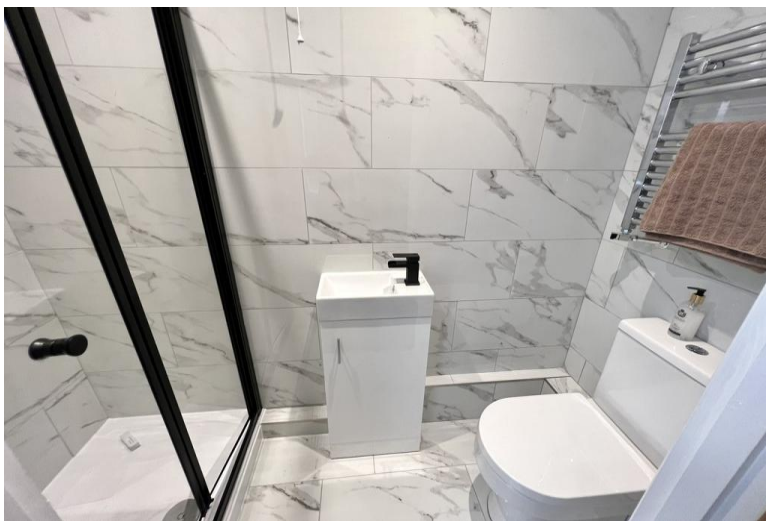
- A Fully Renovated Three Bedroom Semi Detached Family Home
- Two Reception Rooms & Attractive Dining Kitchen
- Contemporary Family Bathroom & Ground Floor Shower Room
- South East Facing Rear Garden & Southerly Facing Side Terrace
- Currently Within Tudor Grange Academy Catchment Area
- No Upward Chain

OIRO £485,000

EPC Rating 56

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 edged tarmac driveway providing off road parking extending to gated access to side terrace and UPVC double glazed double doors leading into

Enclosed Porch

With double glazed windows, laminate flooring, lighting and composite door leading through to

Entrance Hallway

With spotlights to ceiling, radiator, stairs leading to the first floor accommodation, wood effect flooring and attractive oak doors leading off to



Reception Room One to Front

14' 5" x 10' 5" (4.4m x 3.2m) With double glazed bay window to front elevation, ceiling light point and radiator

Dual Aspect Reception Room Two

15' 8" x 12' 9" (4.8m x 3.9m) With double glazed windows to front and side elevations, two radiators and ceiling light points

Attractive Dining Kitchen to Rear

20' 4" x 13' 1" (6.2m x 4.0m) Being re-fitted with an attractive range of wall, drawer and base units, complementary Quartz work surfaces with matching splashback and upstands, inset sink with mixer tap, five ring gas hob with extractor canopy over, inset eye-level double oven and grill, integrated dishwasher, space for American style fridge freezer, breakfast bar seating area, two radiators, ceiling light points, double glazed window to rear, double glazed French doors leading out to the rear garden, wood effect flooring and door leading into



Utility Room

With UPVC obscure double glazed window to side, UPVC double glazed door leading out to the side terrace, wall mounted Baxi boiler, wood effect flooring, space and plumbing for washing machine, radiator, ceiling light point and door leading into

Contemporary Ground Floor Shower Room

Being re-fitted with a contemporary white suite comprising of; shower enclosure with electric shower, low flush WC and vanity wash hand basin with complementary marble effect tiling to walls and floor, ladder style radiator, extractor and spot lights to ceiling



Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side and attractive oak doors leading off to



Bedroom One to Front

15' 1" x 10' 5" (4.6m x 3.2m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

13' 5" x 10' 5" (4.1m x 3.2m) With double glazed window to rear elevation, radiator, loft access and ceiling light point

Bedroom Three to Rear

9' 2" x 6' 6" (2.8m x 2.0m) With double glazed window to rear elevation, radiator and ceiling light point

Contemporary Family Bathroom to Front

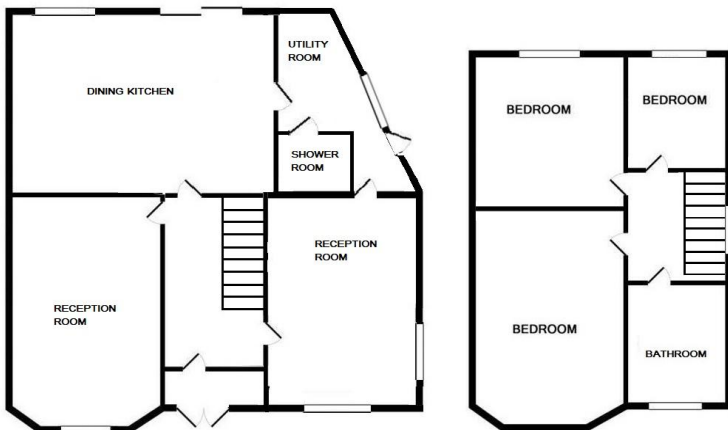
8' 2" x 6' 6" (2.5m x 2.0m) Being re-fitted with a contemporary white suite comprising; tiled panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, with complementary marble effect tiling to walls and floor, obscure double glazed window to front, ladder style radiator, extractor and spot lights to ceiling

Good Size South East Facing Rear Garden

Being mainly laid to lawn with paved patio, terrace to rear, cold water tap and fencing to boundaries. The side terrace is Southerly facing, paved with shaped Cotswold stone chipping gravelled areas and has double gates to driveway and fencing to boundaries

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		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.