



smarthomes

Crophorne Road

Shirley, Solihull, B90 3JL

- A Traditional Three Bedroom Semi Detached Property
- Superb Potential To Extend (STPP)
- Two Reception Rooms
- No Upward Chain

£390,000

EPC Rating 48

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 garage and leading to feature canopy porch with Georgian glazed front door leading into



Enclosed Porch

With tiled flooring and combination door and matching window leading through to

Entrance Hallway

With ceiling light point, wall light point, coving to ceiling, central heating radiator, built-in cloaks cupboard housing the electric trip switch fuse board, stairs leading to the first floor accommodation and door leading off to

Lounge to Front

16' 1" (into bay) x 10' 10" (4.9m x 3.3m) With double glazed bay window to front elevation, coving to ceiling, decorative dado rail, central heating radiator, two wall lights, ceiling light point and canopy log effect gas fire



Dining Room to Rear

12' 11" x 11' 5" (3.94m x 3.48m) With double glazed windows incorporating French doors leading out to the rear garden, central heating radiator, feature fire surround with marble effect inset and coal effect Living Flame gas fire, coving to ceiling, door leading through to lobby area and archway leading into

Kitchen Breakfast Room to Rear

11' 0" x 8' 0" (3.35m x 2.44m) Being fitted with a range of matching base and wall units with tiled breakfast bar incorporating sink and drainer unit with mixer tap, with tiling to splashback areas, four ring gas hob set below combination light and extractor, integrated oven, integrated fridge, tiling to floor, double glazed window to rear and glazed door leading out to utility area



Utility Room

16' 4" x 5' 1" (4.98m x 1.55m) Providing access to garage, tiled flooring, two ceiling light points and panelled door leading off to guest WC.

Guest WC

Being fully tiled with toilet, obscure double glazed window to side and brick built store cupboard.

Accommodation On The First Floor

Landing

With landing recess, ceiling light point, coving to ceiling, obscure double glazed window to the side, access to loft space and doors leading off to



Bedroom One to Front

16' 1" x 10' 6" (4.9m x 3.2m) With double glazed bay window to front elevation, coving to ceiling, decorative dado rail, central heating radiator and two ceiling light points.

Bedroom Two to Rear

13' 0" x 11' 9" into wardrobe (3.96m x 3.58m) With double glazed window to rear elevation, central heating radiator, ceiling light point and fitted wardrobes.



Bedroom Three to Front

7' 1" x 8' 8" (2.16m x 2.64m) With double glazed window to front elevation, wall lighting and central heating radiator

Four Piece Shower Room to Rear

Being fitted with a four piece white suite comprising; bidet, low level WC, pedestal wash hand basin and large tiled shower enclosure with Mira shower over, tiling to water prone areas, obscure double glazed window to rear, built-in airing cupboard, wall light and central heating radiator

Garage

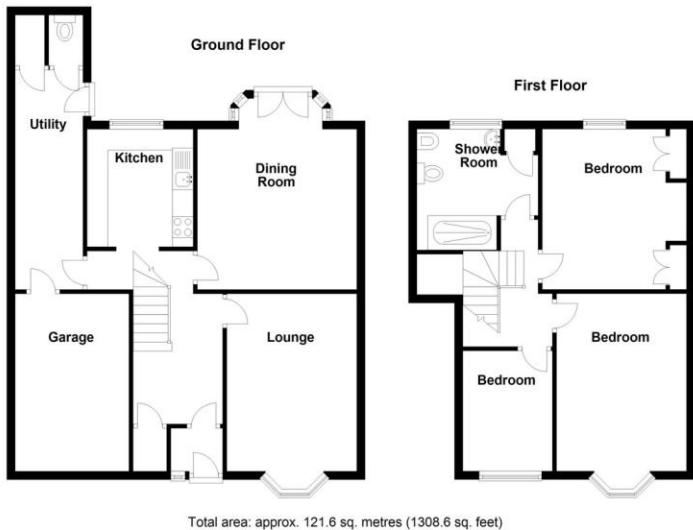
16' x 8' 1" (4.88m x 2.46m) With panel fronted double opening garage doors, wall mounted Smart meter and ceiling strip light.

Superb Rear Garden

Being mainly laid to lawn with extensive paved patio area, steps leading down to further paved area with paved seating and BBQ, timber built potting shed and retaining hedgerows.

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		77
(55-68)	D		
(39-54)	E	48	
(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.