

smarthomes

Cropthorne Gardens

Shirley, Solihull

- A Very Well Presented Three Bedroom Family Home
- Fitted Kitchen, Spacious Lounge/Diner & En-Suite Shower Room
- South/Westerly Facing Rear Garden
- Conservatory & Guest W.C

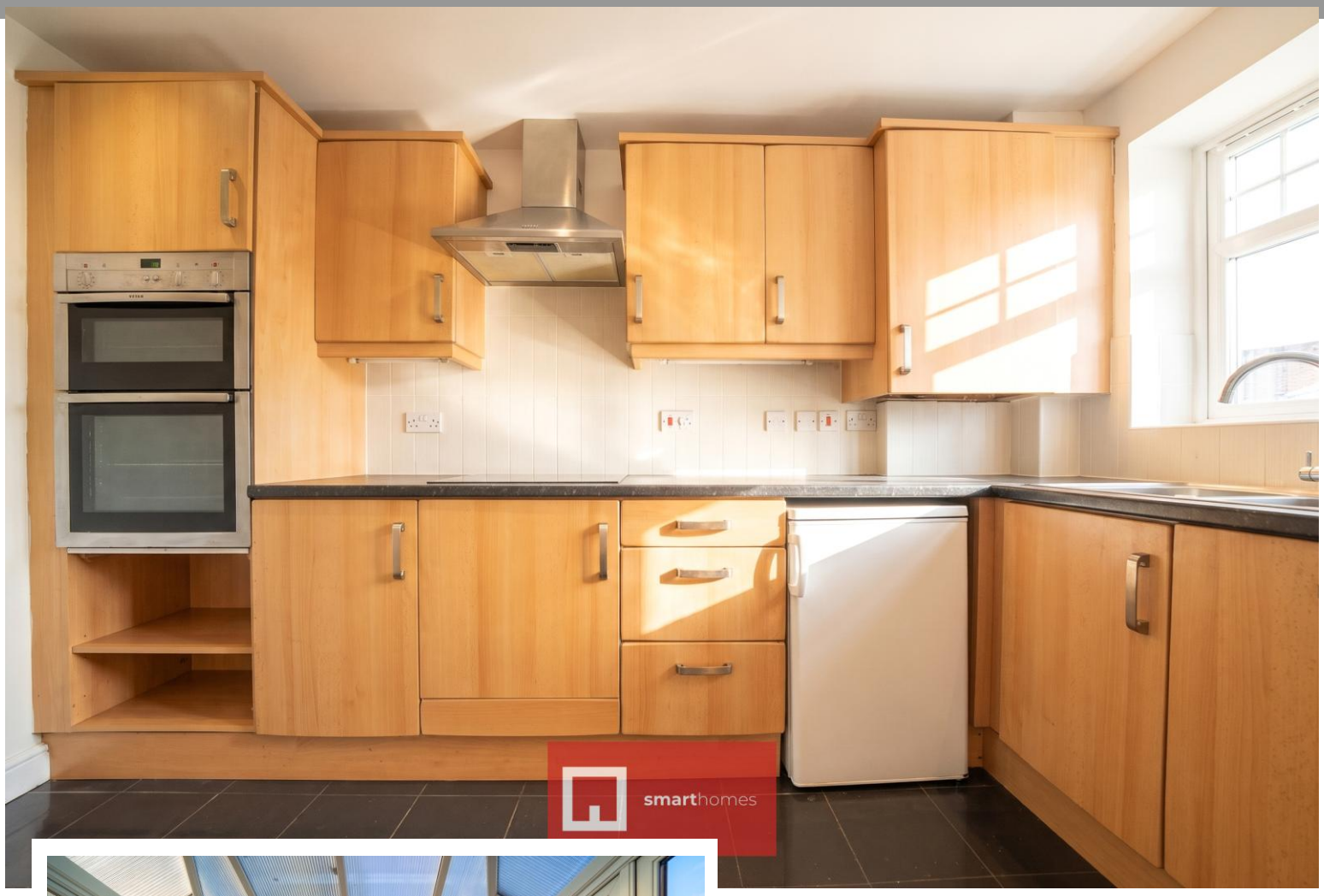
£400,000

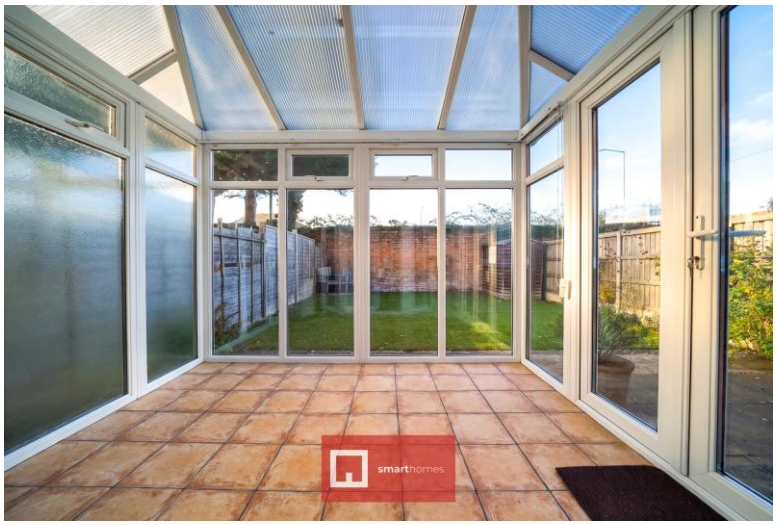
Current EPC Rating - C

Current Council Tax Band - D











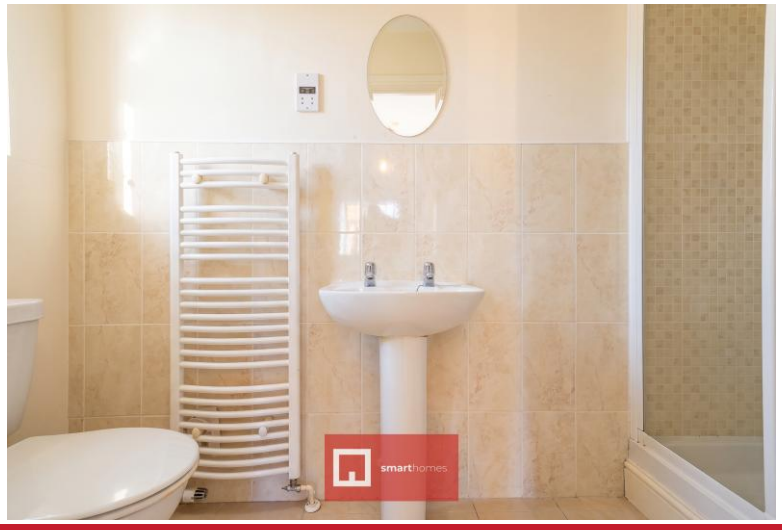
Property Description

An extremely well presented modern style semi-detached family home situated in a discreet cul-de-sac location and benefiting from no upward chain. The property currently sits in the catchment area for the well regarded Tudor Grange Secondary School and offers accommodation comprising a spacious lounge/diner, conservatory, fitted kitchen, guest W.C, three double bedrooms, en-suite shower room, family bathroom, South/Westerly facing rear garden, integral garage and driveway parking

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 junior schools include Blossomfield Infant and Nursery School, Our Lady of the Wayside Catholic Primary School and Tudor Grange Primary Academy St James, and the property currently sits in the catchment area for the well regarded Tudor Grange Secondary School. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.







Rooms & Measurements

Fitted Kitchen to Front 3.5m x 1.7m (11'5" x 5'6")

Spacious Lounge/Diner to Rear 5.6m x 3.8m (18'4" x 12'5")

Conservatory 2.9m x 2.5m (9'6" x 8'2")

Bedroom One to Front 4.5m x 3m (14'9" x 9'10")

En-Suite Shower Room

Bedroom Two to Rear 4.1m x 3m (13'5" x 9'10")

Bedroom Three to Rear 3.1m x 2.4m (10'2" x 7'10")

Family Bathroom to Front 2.6m x 2m (8'6" x 6'6")

Integral Garage 5.6m x 2.5m (18'4" x 8'2")

Agents Note – Digital Furnishing
This property has been digitally furnished with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.

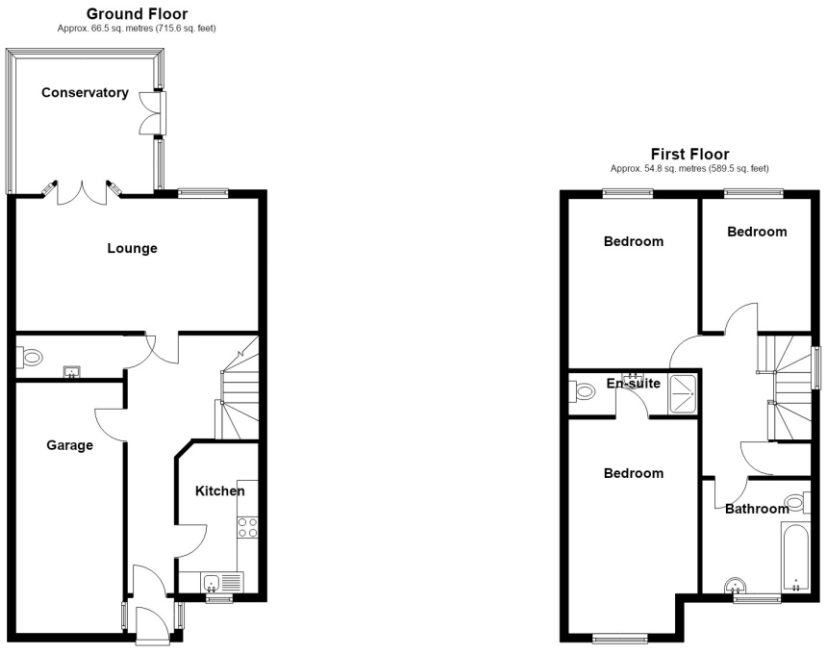
Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D











Total area: approx. 121.2 sq. metres (1305.1 sq. feet)

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Solihull
B90 3DN

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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 are 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.