



Croptorne Road, Shirley

Offers Around £400,000

- DRIVEWAY
- HALLWAY
- DINING ROOM
- UTILITY ROOM
- FAMILY BATHROOM
- PORCH
- LOUNGE
- CONSERVATORY
- THREE BEDROOMS
- GARAGE

Crothorne Road is conveniently located for the amenities of the Stratford Road in the town centre of Shirley.

The A34 Stratford Road offers an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. There are a wide choice of restaurants and hosteries along the Stratford Road and access through to Shirley Park and beyond here, down Haslucks Green Road, to Shirley Railway Station which offers commuter services to Stratford upon Avon and Birmingham.

There is a thriving business community in the town centre and this extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here to the junction of the M42 motorway where is sited the Blythe Valley Business Park. A short journey down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Local junior and infant schooling is catered for at Sharmans Cross Junior School and Blossomfield Infant School, and there is, of course, Our Lady of the Wayside Roman Catholic Junior and Infant School on the Stratford Road, making this an ideal family location. We are advised that senior schooling is currently within the Tudor Grange School catchment although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore for this traditional semi detached property which is set back from the road behind a block paved driveway which leads in to double glazed door which open to the

PORCH

Having entrance door leading to

HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing and doors off to the storage room, dining room, kitchen and

LOUNGE

16'0" into bay x 10'7" (4.88m into bay x 3.23m)



Having double glazed bay window to front aspect, ceiling light point, central heating radiator and coved cornice to ceiling

DINING ROOM

13'0" x 11'7" (3.96m x 3.53m)



Having double glazed sliding doors to conservatory, ceiling light point, central heating radiator and coved cornice to ceiling

CONSERVATORY

10'8" x 9'7" (3.25m x 2.92m)



Having double glazed windows and double glazed French doors to rear garden

KITCHEN

9'1" x 8'1" (2.77m x 2.46m)

Having double glazed window to rear aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, space for cooker, space for under counter fridge and freezer, door to storage cupboard, ceiling light point, central heating radiator and door to

UTILITY ROOM

Having double glazed door to rear garden with double glazed window to the side, ceiling light point, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler and door to garage

FIRST FLOOR LANDING

Having single glazed window to side elevation with secondary glazing, ceiling light point, central heating radiator, loft access and doors off to the three bedrooms and bathroom

BEDROOM ONE

16'0" into bay x 10'7" (4.88m into bay x 3.23m)



Having double glazed bay window to front elevation, ceiling light point, central heating radiator and coved cornice to ceiling

BEDROOM TWO

13'0" x 11'8" (3.96m x 3.56m)



Having double glazed window to rear elevation, ceiling light point, central heating radiator and picture railing

BEDROOM THREE

8'7" x 6'11" (2.62m x 2.11m)

Having double glazed window to front elevation, ceiling light point, central heating radiator and built in bed, wardrobe and cupboards

BATHROOM



Having double glazed window to rear elevation, high level wc, free standing bath, shower cubicle with electric shower, vanity unit with wash hand basin, ceiling light point and central heating radiator

GARAGE

13'6" x 7'4" (4.11m x 2.24m)

Having up and over door to the front driveway, ceiling light point and door to utility

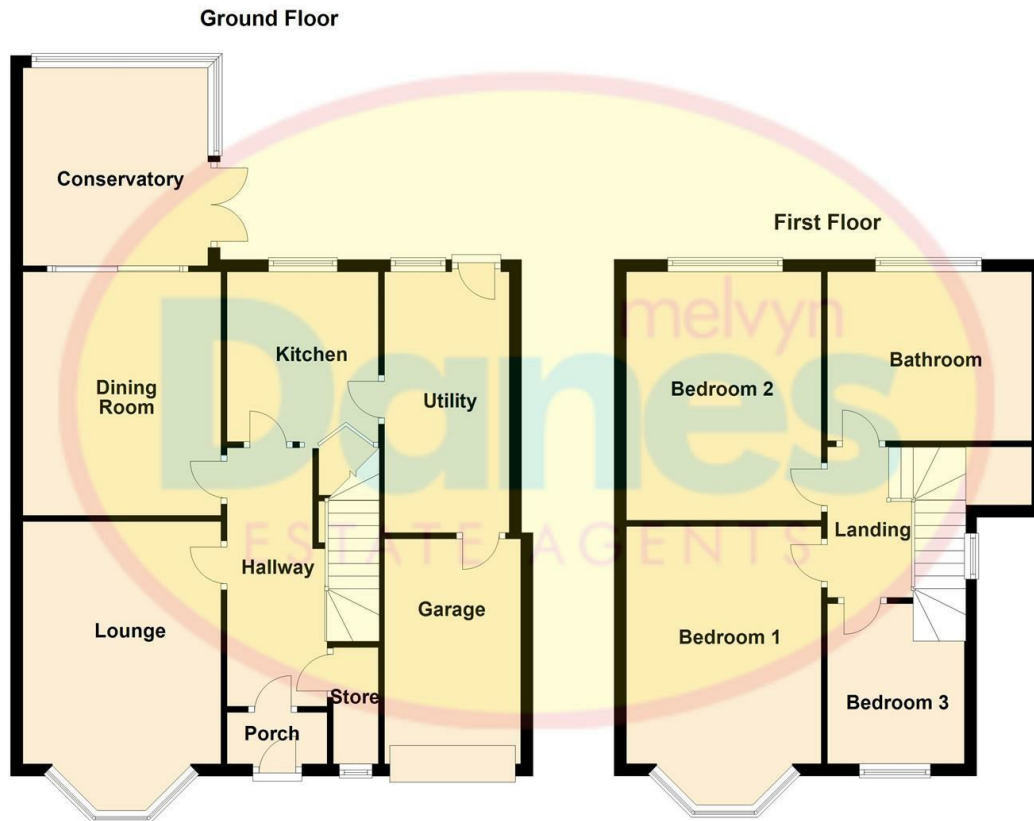
REAR GARDEN



Having paved patio with the rest laid mainly to lawn with borders to either side with an abundance of plants, shrubs and trees

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

COUNCIL TAX BAND: D

VIEWING

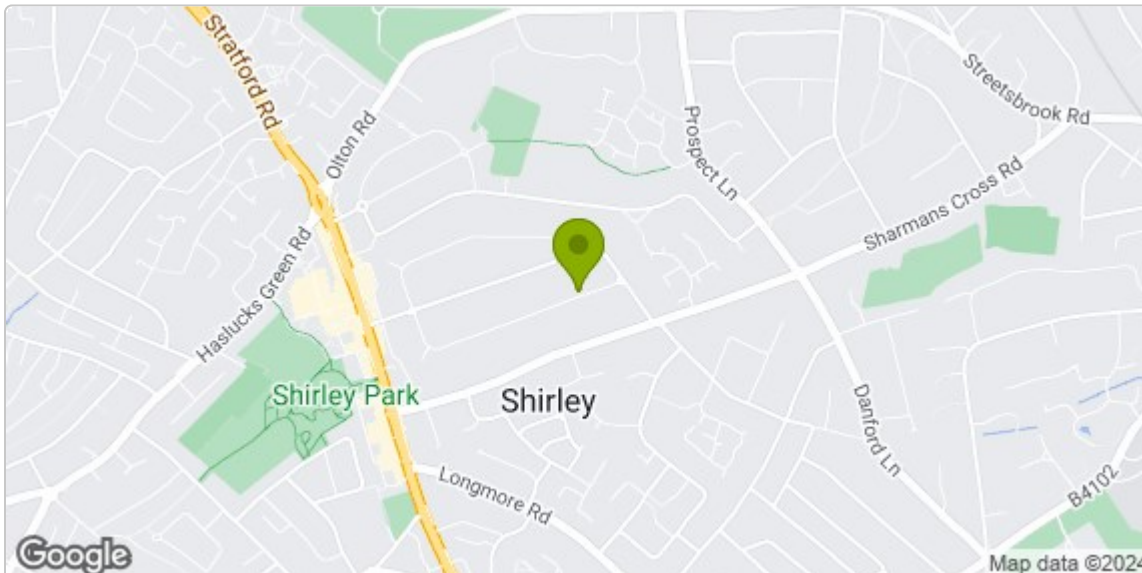
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
123 Crophorne Road Shirley
Solihull B90 3JL

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D	55	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	88

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