

# Croptorne Road, Shirley

## Offers Around £395,000

- PORCH ENTRANCE
- EXTENDED LOUNGE
- KITCHEN
- THREE BEDROOMS
- GARAGE & DRIVEWAY
- HALLWAY WITH CLOAKS
- DINING ROOM
- SIDE UTILITY WITH WC
- BATHROOM WITH SHOWER
- GOOD SIZED REAR GARDEN

Crophorne 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 hostelrys 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.

A superb location therefore for this extended traditional semi detached property which is set back from the road behind a front tarmac driveway which leads in turn to a UPVC double glazed door which open to the

### **ENTRANCE PORCH**

Having UPVC double glazed windows to the front and door opening to the

### **RECEPTION HALLWAY**

Having staircase rising to the first floor accommodation, cloaks storage cupboard, ceiling light point, central heating radiator, picture rail and doors opening to the lounge, dining room and kitchen

### **EXTENDED LOUNGE**

**19'9" x 11'6" (6.02m x 3.51m)**



Having sliding double glazed patio style doors to the rear garden, two ceiling light points, two central heating radiators and brickette fireplace

### **DINING ROOM**

**15'9" into bay x 10'6" (4.80m into bay x 3.20m)**

Having double glazed bay window to the front, ceiling light point, central heating radiator and picture rail

### **KITCHEN**

**12'6" max x 8'2" (3.81m max x 2.49m)**



Having UPVC double glazed window to the rear, door opening to the side utility room, ceiling light point and base level storage units with work surfaces over having inset double drainer sink unit, under work surface appliance spaces and electric cooker point

### **SIDE UTILITY ROOM**

**20'4" max x 4'10" overall (6.20m max x 1.47m overall)**

Having window to the rear, part glazed door opening to the rear garden, ceiling light point, central heating radiator, courtesy door to the rear garden, space and plumbing for washing machine, roof light and power points

### **GROUND FLOOR WC**

Having ceiling light point, window to the rear and mid level WC

### **FIRST FLOOR LANDING**

Having ceiling light point, shelved recess, double glazed window to the side, loft hatch access and doors off to three bedrooms and bathroom



### **BEDROOM ONE**

**13'0" x 11'6" (3.96m x 3.51m)**

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and picture rail

### **BEDROOM TWO**

**16'0" into bay x 10'6" (4.88m into bay x 3.20m)**



Having double glazed bay window to the front, ceiling light point, central heating radiator and picture rail

### **BEDROOM THREE**

**8'7" x 6'11" (2.62m x 2.13m)**

Having double glazed window to the front, ceiling light point and central heating radiator

### **BATHROOM**



Having ceiling light point, UPVC double glazed windows to the side and rear, airing cupboard, central heating radiator, full height wall tiling, panelled bath, vanity unit with inset wash hand basin, low level WC and glazed shower cubicle

### **OUTSIDE**

#### **SIDE GARAGE**

**15'6" x 7'3" (4.72m x 2.21m)**

Having light, power and up and over door to the front driveway

### **REAR GARDEN**

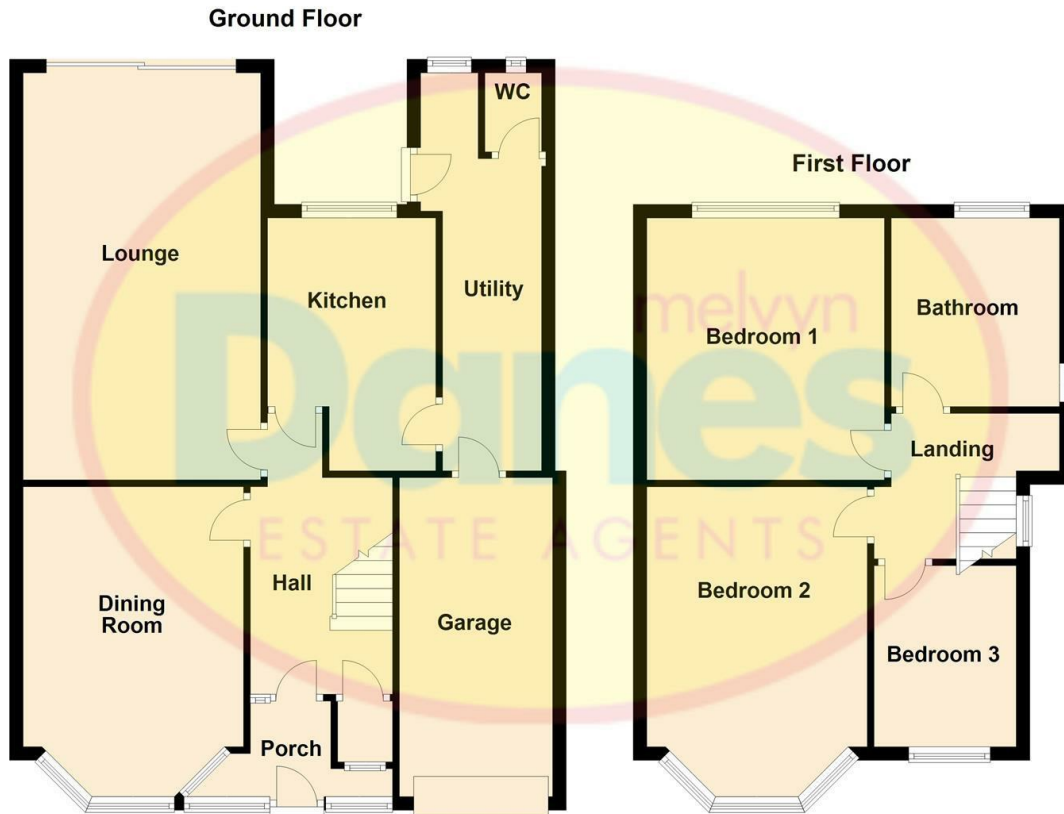


Having a southerly aspect with crazy paved patio area, outside tap, extensive lawn, vegetable beds, defined boundaries and garden shed



## 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

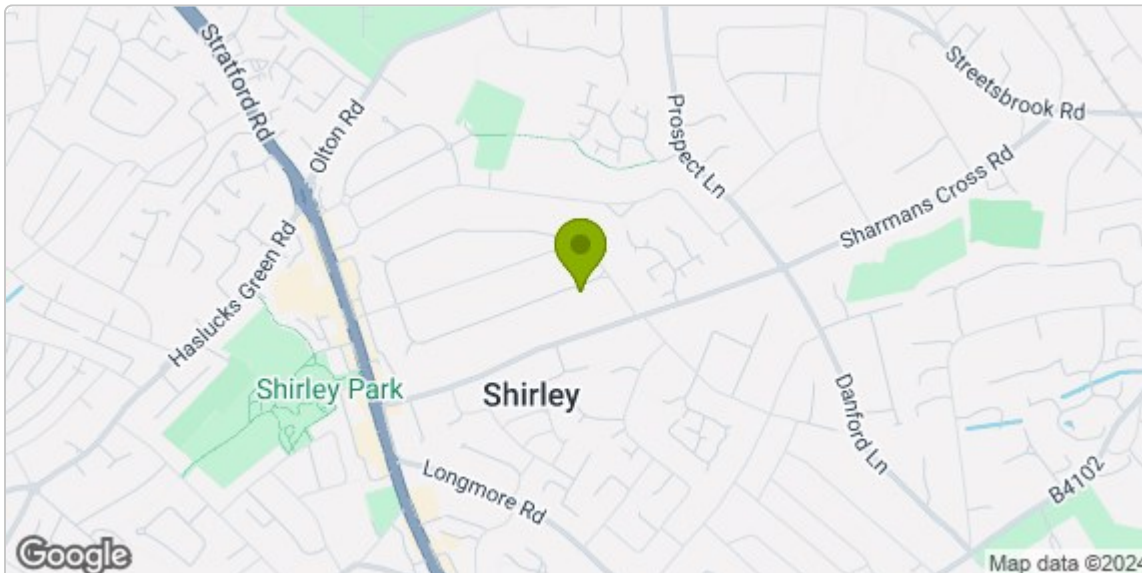
By appointment only please with the Shirley office on .

### 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:  
150 Crophorne Road Shirley  
Solihull B90 3JJ

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		84
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	63	
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

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