



# Croptorne Road, Shirley

## Offers Around £375,000

- PORCH
- THROUGH LOUNGE DINER
- SIDE UTILITY
- THREE BEDROOMS
- ESTABLISHED REAR GARDEN
- HALLWAY WITH CLOAKS
- KITCHEN
- GROUND FLOOR WC
- BATHROOM WITH SHOWER
- SIDE GARAGE & DRIVEWAY



## PORCH

Having UPVC double glazed windows to the front and side, tiled flooring and front door opening to the

## RECEPTION HALLWAY

Having ceiling light point, staircase rising to the first floor accommodation, cloaks storage cupboard, ceiling light point and doors opening to the lounge diner and kitchen

## THROUGH LOUNGE DINING ROOM

**29'6" into bay x 11'8" max (10'8" min) (8.99m into bay x 3.56m max (3.25m min))**



Having UPVC double glazed bay window to the front, two ceiling light points, two central heating radiators, feature fireplace with inset living flame effect gas fire and sliding double glazed patio style doors to the



## CONSERVATORY

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



Having UPVC double glazed windows overlooking the rear garden with double opening doors to the patio, ceiling light point and tiled flooring

## KITCHEN

**12'7" max x 8'2" max (3.84m max x 2.49m max)**



Having UPVC double glazed window to the rear and door to the side utility area, central heating radiator and being fitted with wall and base mounted storage units with work surfaces over having inset sink and drainer and gas cooker point

## SIDE UTILITY AREA

Having UPVC double glazed door to the rear garden and UPVC double glazed windows to the side and rear, doors to the garage and the ground floor WC, ceiling light point, roof light and space with plumbing for a washing machine

## GROUND FLOOR WC

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

## SIDE GARAGE

**16'2" x 7'6" (4.93m x 2.29m)**

Having up and over door to the front

## FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light



point, loft hatch access and doors opening to three bedrooms and bathroom

### **BEDROOM ONE**

**16'2" into bay x 10'8" max (4.93m into bay x 3.25m max)**



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and built in wardrobes

### **BEDROOM TWO**

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



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

### **BEDROOM THREE**

**8'0" x 7'0" (2.44m x 2.13m)**

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

## **BATHROOM**



Having UPVC double glazed windows to the side and rear, recessed ceiling spotlights, central heating radiator, panelled bath, tandem shower cubicle, pedestal wash hand basin and low level WC

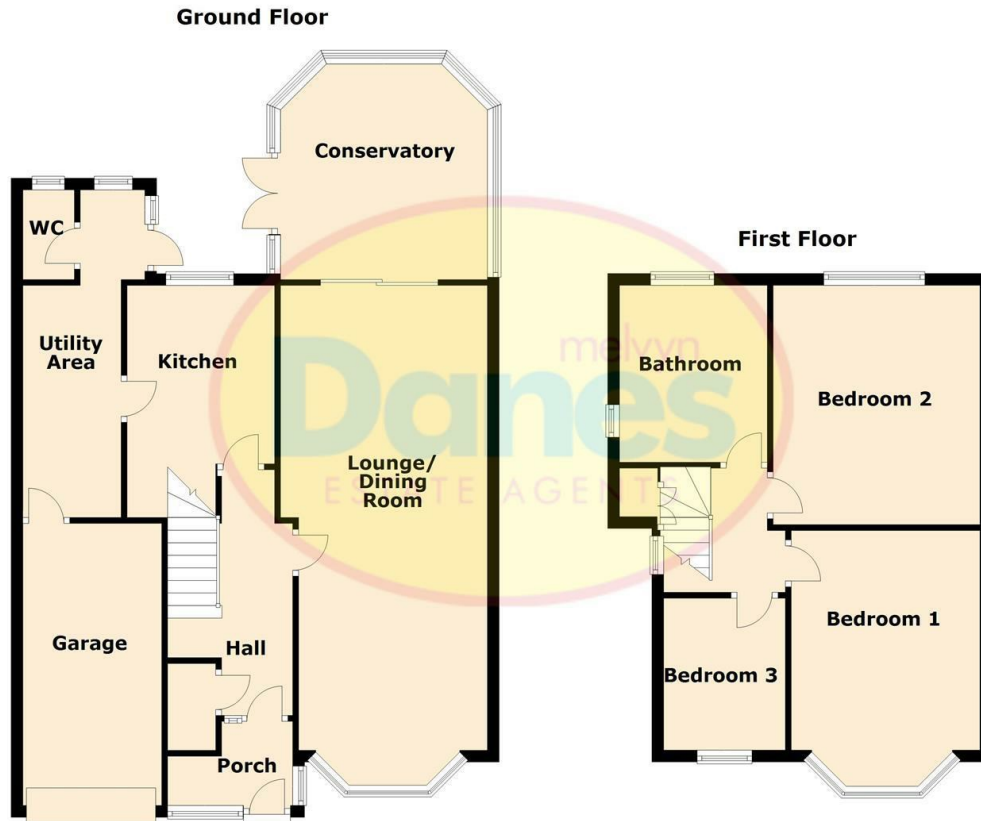
## **REAR GARDEN**



Having paved patio area with extensive lawn beyond having mature well stocked borders

## 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.



**Full Postal Address:**  
73 Cropthorne Road Shirley  
Solihull B90 3JW

**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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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