



# Croptborne Road, Shirley

## Offers Around £425,000

- PORCH ENTRANCE
- GUEST CLOAKS WC
- SUPERB DINING KITCHEN/FAMILY
- THREE BEDROOMS
- SIDE STORE & DRIVEWAY
- RECEPTION HALLWAY
- LOUNGE
- UTILITY ROOM
- BATHROOM
- 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 bars 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.

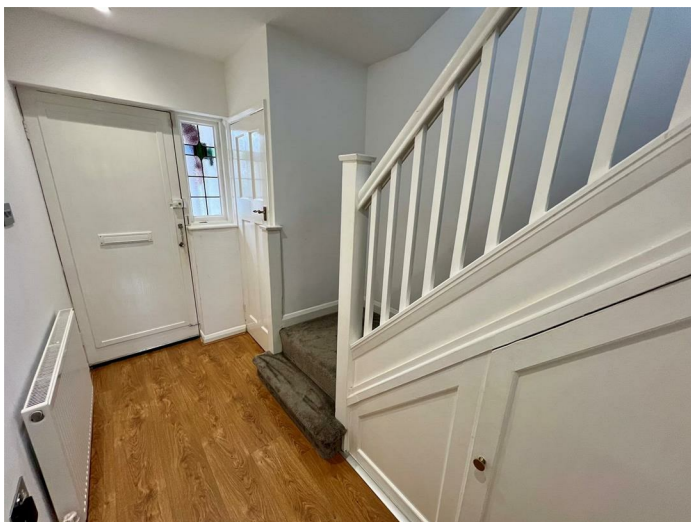
There is a thriving business community in the town centre and this extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here to the junction of the M42 motorway where is sited the Blythe Valley Business Park. A short journey down the M42 will 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 superbly presented and extended traditional semi detached property which requires immediate internal inspection and is being sold with no upward chain. Set back from the road behind a front block set driveway which leads to UPVC double glazed door which opens to the porch.

### **PORCH ENTRANCE**

### **RECEPTION HALLWAY**



### **GUEST CLOAKS WC**



### **LOUNGE**

**14'4" into bay x 10'5" (4.37m into bay x 3.18m)**



### **SUPERB OPEN PLAN KITCHEN DINING & FAMILY ROOM**

**28'3" x 12'3" max (8.61m x 3.73m max)**



## FAMILY AREA



## UTILITY ROOM 8'4" x 5'10" (2.54m x 1.78m)



## DINING SPACE

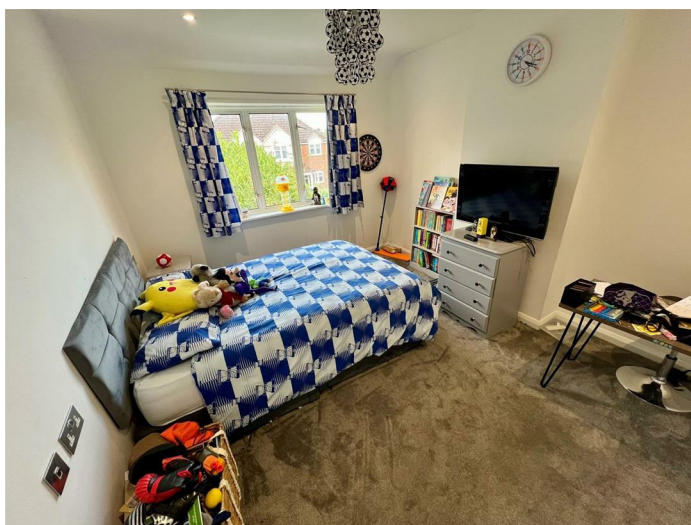
### KITCHEN



## BEDROOM ONE 15'0" into bay x 10'5" max (4.57m into bay x 3.18m max)



## BEDROOM TWO 12'7" x 10'5" (3.84m x 3.20m)



## BEDROOM THREE 8'0" x 6'11" (2.44m x 2.11m)

**BATHROOM**



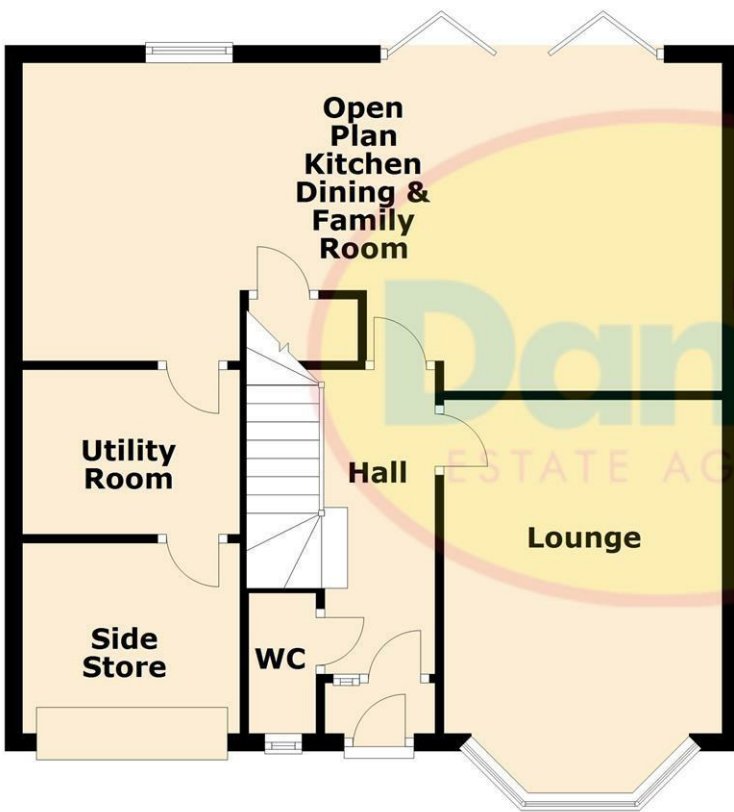
**REAR GARDEN**



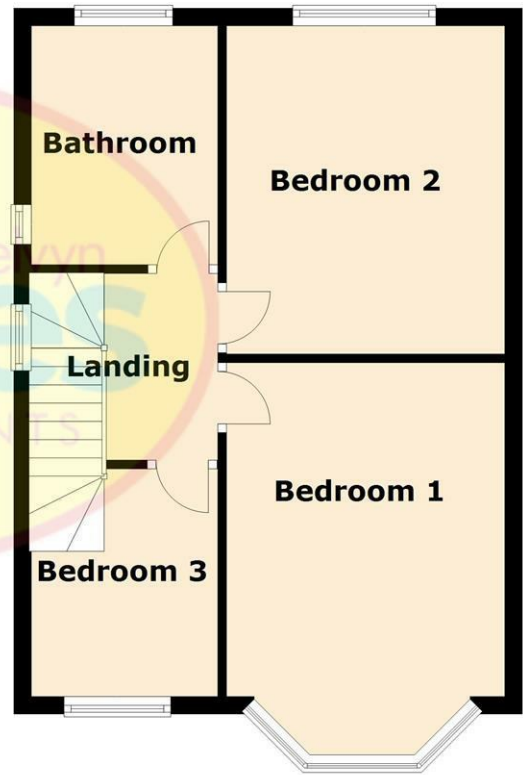
## FLOOR PLAN

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.

**Ground Floor**



**First Floor**



**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**

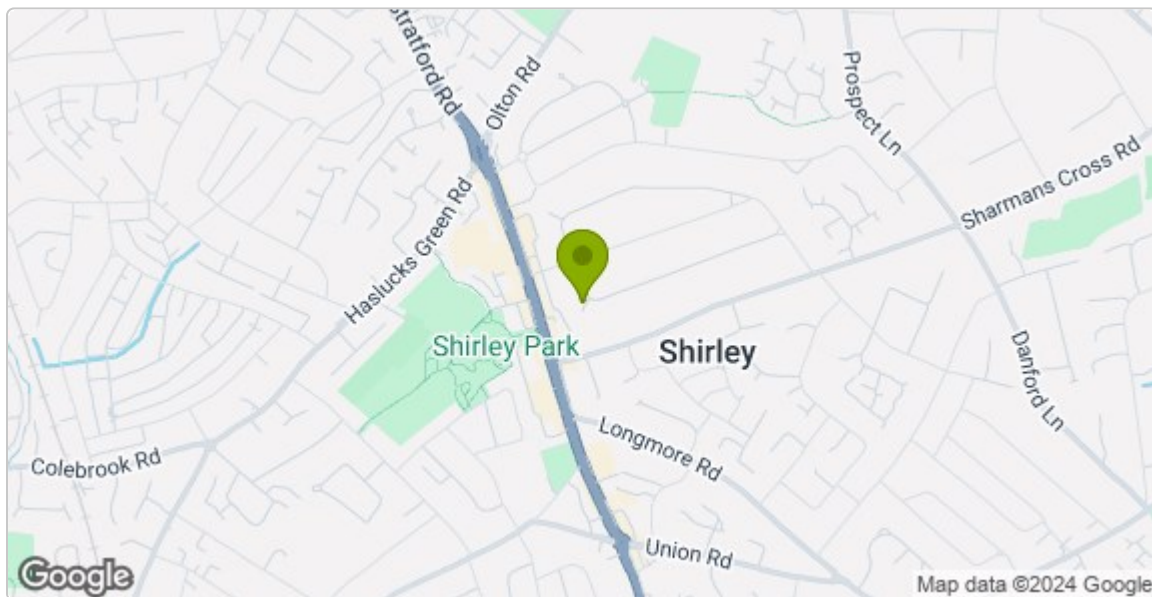
By appointment only please with the Shirley office on 0121 744 2801.

**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



**22 Crophorne Road  
Shirley Solihull B90 3JN**

**Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	