



Cranmore Road, Shirley

Offers Around £335,000

- RECEPTION HALLWAY
- DINING KITCHEN
- OCCASIONAL GF BEDROOM/PLAYROOM
- LARGE BATHROOM
- SIDE STORE & DRIVEWAY
- SPACIOUS LOUNGE
- UTILITY ROOM/WC
- TWO DOUBLE BEDROOMS
- SIDE & REAR GARDENS
- EXTENSION POTENTIAL (STPP)

Cranmore Road leads directly from Marshall Lake Road. Close by are both are Widney Junior School and Cranmore Infant School. A walk of approximately half a mile from here will bring you to Alderbrook Senior School, in whose catchment we are advised the property falls, subject to confirmation from the Education Authority, and also nearby, in Whitefields Road, is St Augustines Roman Catholic Junior and Infant School, and St Peters Roman Catholic Senior School and Sixth Form College.

Close to the junction with Marshall Lake Road and Longmore Road, are local shops, and further local shopping will be found on the corner of Cranmore Road at its junction with Marshall Lake Road. At the opposite side of this junction is access into the Retail Park, and of course the main Stratford Road provides a comprehensive array of shops ranging from small speciality and convenience stores to a choice of major supermarkets.

Regular bus services operate along Marshall Lake Road and Stratford Road giving access to the centre of Solihull and also into the City of Birmingham and its outlying suburbs. Travelling by car along the A34 Stratford Road, a journey of less than three miles will bring you to the junction of the M42 motorway. On this junction is sited the expanding Blythe Valley Business Park, which complements the existing business premises which are sited on Cranmore Boulevard and encompass the Cranmore, Widney, Monkspath and Solihull Business Parks.

An ideal location therefore for this beautifully presented semi detached house which occupies a wide corner plot with ample extension potential (subject to planning permissions) and sits back from the road behind a front gravel driveway which extends to a UPVC double glazed front door that opens to the

RECEPTION HALLWAY

Having ceiling spotlight, staircase rising to the first floor accommodation and door opening to the

SPACIOUS LOUNGE

14'7" max x 12'11" into bay (4.45m max x 3.94m into bay)



Having UPVC double glazed bay window to the front, recessed ceiling spotlights, central heating radiator, built in storage and door opening to the

DINING KITCHEN

18'0" max x 9'1" overall (5.49m max x 2.77m overall)



Having UPVC double glazed window and double opening doors to the rear garden, designer radiator, recessed ceiling spotlights, exposed brick chimney, door to the utility room and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric double oven, microwave, dishwasher, gas hob and extractor canopy over



UTILITY/WC

7'2" x 5'2" (2.18m x 1.57m)

Having recessed ceiling spotlights, heated towel rail, vanity unit with inset sink and concealed cistern WC, space and plumbing for washing machine and door opening to the

OCCASIONAL BEDROOM/PLAY ROOM

10'3" x 8'2" (3.12m x 2.49m)

Forming part of the side concrete sectional garage which has been insulated in part to provide an additional space with recessed ceiling spotlights, electric panel heater, UPVC double glazed window to the side and door opening to the side store. The vendor has made this alteration to their own purposes and as such there are no building regulations for this change of use and any buyer is advised that it can indeed be altered back to a garage if required.

FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light

point, airing cupboard, loft hatch access and doors opening to two bedrooms and bathroom

BEDROOM ONE

14'9" x 10'11" max (4.50m x 3.33m max)



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

BEDROOM TWO

11'3" x 11'1" (3.43m x 3.38m)



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



LARGE BATHROOM

Having UPVC double glazed window to the rear, recessed ceiling spotlights and ceiling light point, heated towel rail, freestanding bath, shower enclosure, vanity unit with inset wash hand basin, low level WC and complementary wall and floor tiling

REAR GARDEN



Having paved area with decked patio beyond, lawn and additional raised deck to the rear. The garden at the side opens into the

ADDITIONAL SIDE GARDEN



Having gated access to the driveway and being mainly laid to lawn with hardstanding patio area

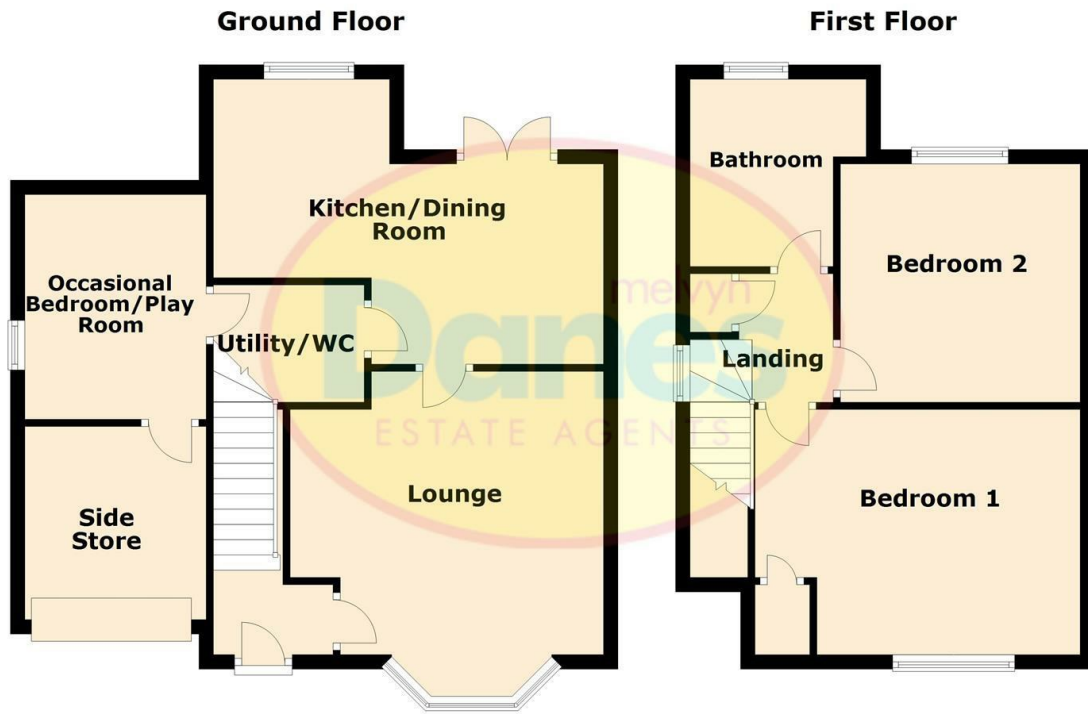
SIDE STORE

8'11" x 8'5" max (2.72m x 2.57m max)

Having up and over door to the front driveway

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

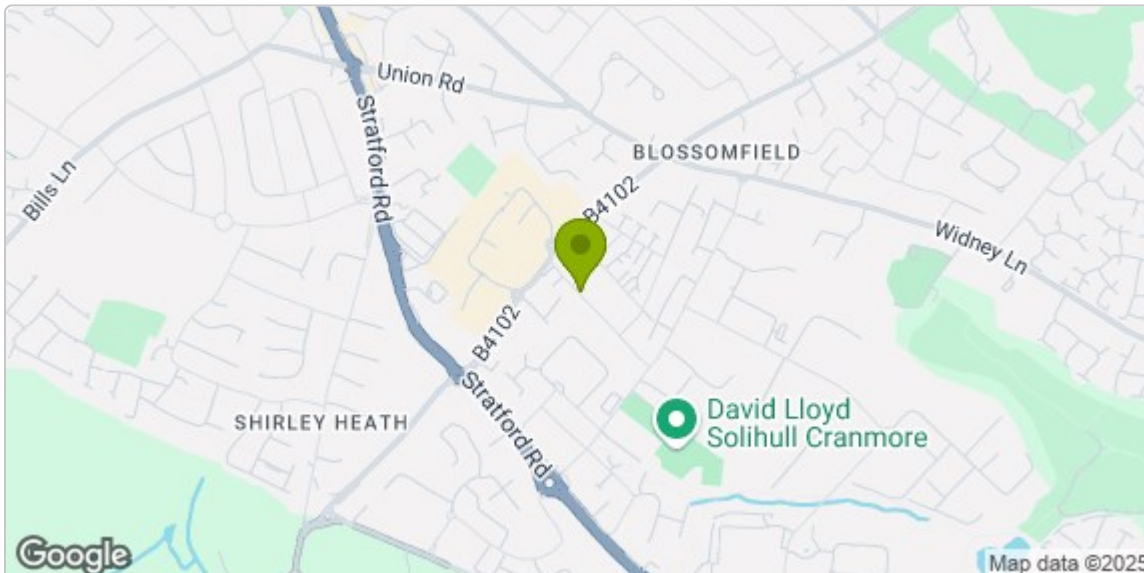
BROADBAND: We understand that the standard broadband download speed at the property is around 5 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 16/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



Full Postal Address:
9 Cranmore Road Shirley
Solihull B90 4PT

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk