



melvyn  
**Danes**  
ESTATE AGENTS



**Croftorhne Road**  
**Shirley**  
**Offers Around £375,000**

## Description

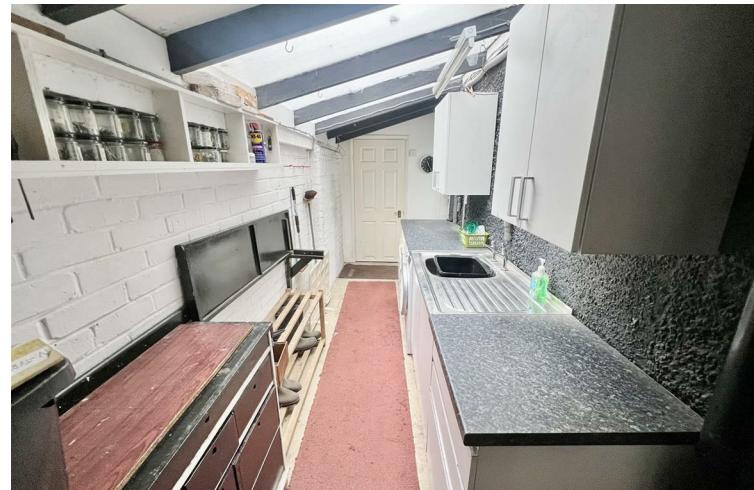
Croptorne Road is conveniently located for the amenities of the Stratford Road in the town centre of Shirley.

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 tarmacadam driveway which leads to well maintained family home with a good size rear garden which benefits from being offered with no upward chain.



## Accommodation

**PORCH**

**RECEPTION HALLWAY**

**LOUNGE**

15'6" into bay x 10'6" (4.72m into bay x 3.20m)



**DINING ROOM**

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



**KITCHEN**

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

**UTILITY**

18'4" x 5'5" (5.59m x 1.65m)



**GUEST WC**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

16'1" into bay x 10'6" (4.90m into bay x 3.20m)



**BEDROOM TWO**

13'1" x 11'6" (3.99m x 3.51m)

**BEDROOM THREE**

8'8" x 7'0" (2.64m x 2.13m)

**SHOWER ROOM**

5'10" x 7'10" (1.78m x 2.39m)

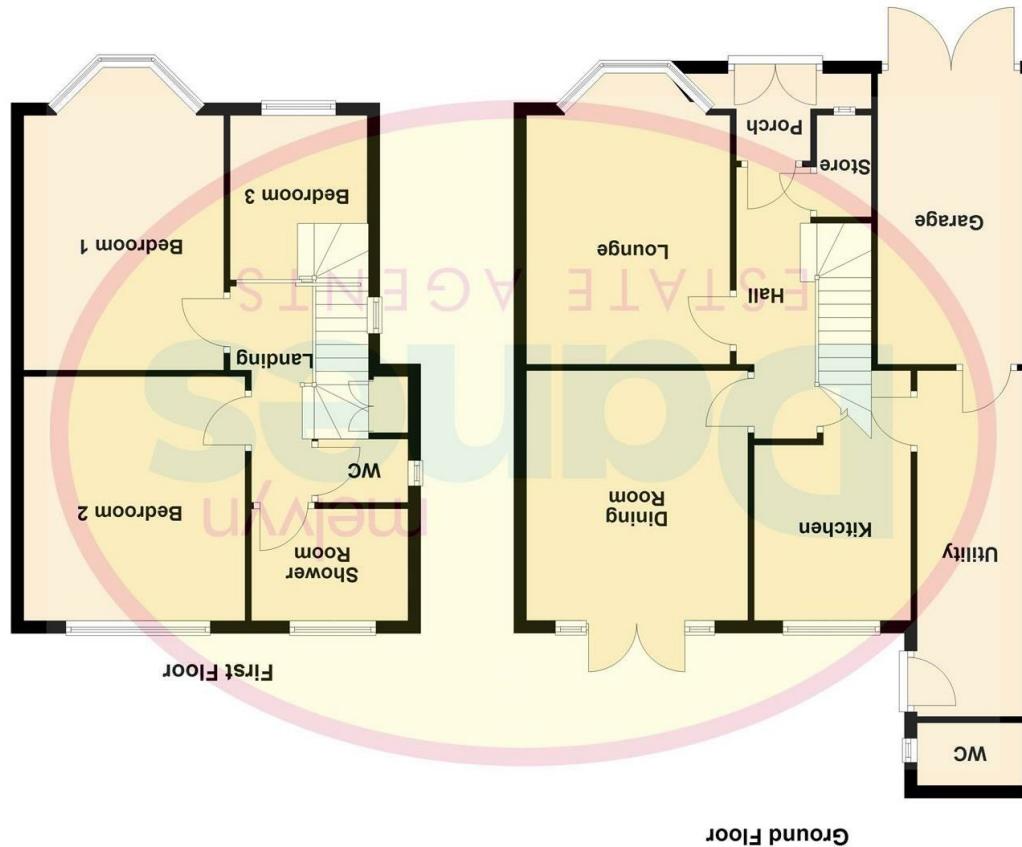
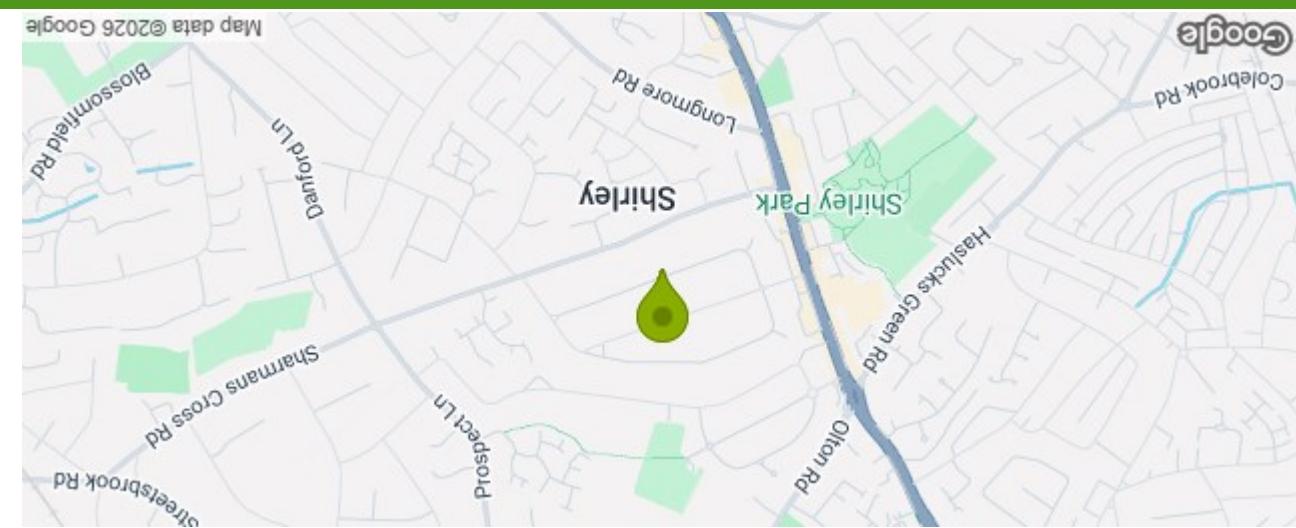
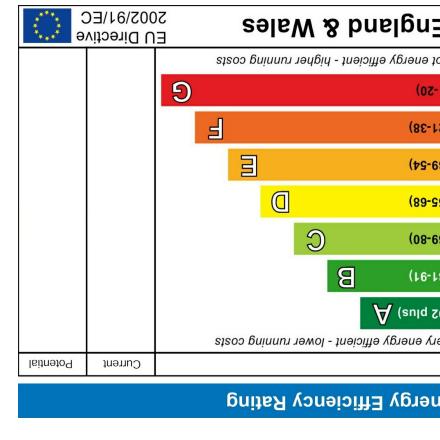
**SEPERATE WC**

**GARAGE**

15'9" x 7'7" (4.80m x 2.31m)

**REAR GARDEN**

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.



**LEASE:** We are advised that the property is let on the following terms:

**BRONDBAND:** We understand that the standard broadband speed at the property is around 17 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed provider and other factors that can affect the local mobile reception and actual services available may be different. 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 legality 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 guarantee them to be in working order.

**MOBILE:** Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different.

**10/02/2026:** Actual service availability at the property or speeds received may be different.

**CURRENTLY:** achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 01/02/2024.

**please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed provider and other factors that can affect the local mobile reception and actual services available may be different. 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 legality 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 guarantee them to be in working order.**

**MONDAY LUNDENDELLING REGULATIONS:** Under anti-money laundering legislation, firms or services mentioned and to review this from time to time. To avoid the need to request detailed identity information from new vendors and intended individuals and companies and the benefit of organisations and trusts before accepting new instructions, and to purchase, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence, if you do not provide satisfactory within a reasonable time, we may

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for services provided by these providers who has a professional offer accepted via this company will be liable to pay a purchase administration fee of 25 inclusive of VAT to cover these checks.

**RECOMMENDING THEIR SERVICES:** You are not under any obligation to use the services of the recommended provider.