



Cranmore Road, Shirley

Offers Around £325,000

- **DRIVEWAY**
- **HALLWAY**
- **EXTENDED KITCHEN DINER**
- **THREE BEDROOMS**
- **REAR GARDEN**
- **PORCH**
- **LOUNGE**
- **UTILITY SPACE**
- **FAMILY BATHROOM**
- **CONVENIENT LOCATION**

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 sits back from the road behind a driveway with paved pathway access that leads to a glazed front door that opens to the

PORCH

Having double glazed windows, wall mounted light, tiled floor and door to

HALLWAY

Having double glazed window to side aspect, ceiling light point, central heating radiator, tiled floor, stairs rising to first floor landing and door leading to

LOUNGE

14'7" into bay x 10'6" (4.45m into bay x 3.20m)



Having double glazed bay window to front aspect, ceiling light point, central heating radiator and door to

KITCHEN DINER

KITCHEN AREA **17'2" max x 8'9" (5.23m max x 2.67m)**



Having double glazed window to rear aspect, a range of wall mounted and base units with work surface over incorporating one and half bowl sink and drainer, two ovens, built in microwave, five ring gas hob with extractor over, integrated dishwasher, cupboard housing gas central heating boiler, space for fridge freezer, two central heating radiators, tiled floor, recessed, wall and ceiling light points, door to utility space and opening to

DINING AREA

9'9" x 10'3" (2.97m x 3.12m)



Having double glazed windows and double glazed door, ceiling light point, tiled floor and two central heating radiators

UTILITY SPACE

Having double glazed window to side aspect, ceiling light point and space and plumbing for washing machine

FIRST FLOOR LANDING

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

BEDROOM ONE
12'4" x 9'9" (3.76m x 2.97m)



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

BEDROOM TWO
9'8" x 9'9" (2.95m x 2.97m)

Having double glazed window to rear elevation, ceiling light point, central heating radiator and built in wardrobe

BEDROOM THREE
9'0" x 7'0" (2.74m x 2.13m)



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

BATHROOM



Having double glazed window to rear elevation, corner bath with thermostatic shower over with raindrop head and separate hand held attachment, vanity unit with wash hand basin, low level wc, recessed lights, chrome heated towel rail, tiled walls and floor and extractor fan

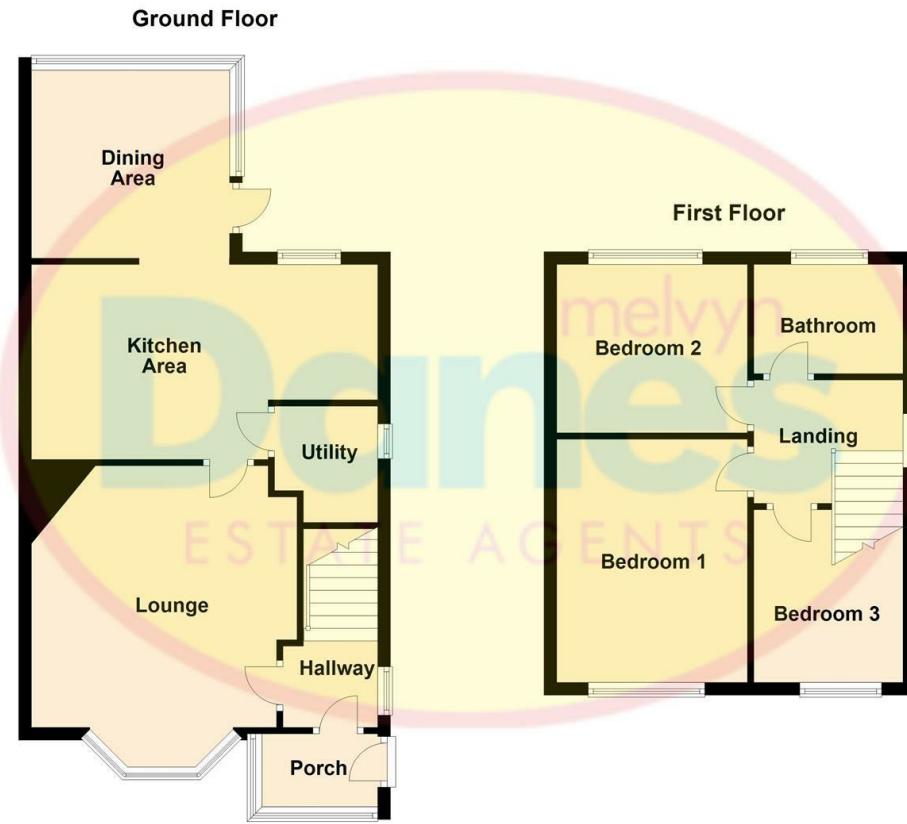
REAR GARDEN



Having paved patio with the rest laid mainly to lawn and a further patio area, timber shed and gated access back to the front of the property

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.

COUNCIL TAX BAND: C

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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	61	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			