



Croptorne Road, Shirley

Offers Around £375,000

- PORCH & HALLWAY
- DINING ROOM
- SIDE UTILITY
- BATHROOM WITH SHOWER
- DELIGHTFUL REAR GARDEN
- EXTENDED LOUNGE
- EXTENDED BREAKFAST KITCHEN
- THREE BEDROOMS
- SIDE GARAGE
- POPULAR LOCATION

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 hostleries 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 extended traditional semi detached property which is set back from the road behind a block paved driveway which leads to a UPVC double glazed door which opens to the

PORCH ENTRANCE

Having UPVC double glazed window to the front, tiled flooring and part glazed front door opening to the

RECEPTION HALLWAY

Having cloaks cupboard, wall light point, staircase rising to the first floor accommodation and doors opening to two reception rooms and kitchen

DINING ROOM

15'5" into bay x 10'7" (4.70m into bay x 3.23m)



Having UPVC double glazed bay window to the front, ceiling light point and two electric panel heaters and open fireplace

EXTENDED LOUNGE

21'7" max x 11'7" max (6.58m max x 3.53m max)

Having sliding double glazed patio style doors to the rear garden, two electric panel heaters, recessed spotlights and gas fire

EXTENDED BREAKFAST KITCHEN

20'6" max x 8'2" max (6.25m max x 2.49m max)



Having UPVC double glazed window to the rear and door opening to the side utility room, recessed ceiling spotlights, two electric panel heaters and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, both electric and gas hobs with extractor canopy over, integrated double oven, integrated fridge and freezer

SIDE UTILITY ROOM

Having UPVC double glazed door and window to the rear and courtesy door to the side garage and wc

FIRST FLOOR LANDING

Having window to the side, loft hatch access and doors off to three bedrooms and bathroom

BEDROOM ONE

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



Having UPVC double glazed window to the rear, ceiling light point and electric panel heater

BEDROOM TWO

16'1" into bay x 10'7" (4.90m into bay x 3.23m)



Having UPVC double glazed bay window to the front, ceiling light point, electric panel heater 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 electric panel heater

BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, corner bath, shower enclosure, pedestal wash hand basin, low level WC and electric panel heater

SIDE GARAGE

Having roller style door to the front driveway, light and power

DELIGHTFUL ESTABLISHED REAR GARDEN



Being the current owners pride and joy for many years; this superb rear garden really needs to be seen to be appreciated and extends over 100' to the rear having a paved patio sitting area enclosed by an abundance of shrubs; plants and flowers; a pathway extends alongside additional well stocked beds and borders to a lawn area and beyond here one will find a pergola, garden storage area and greenhouse.

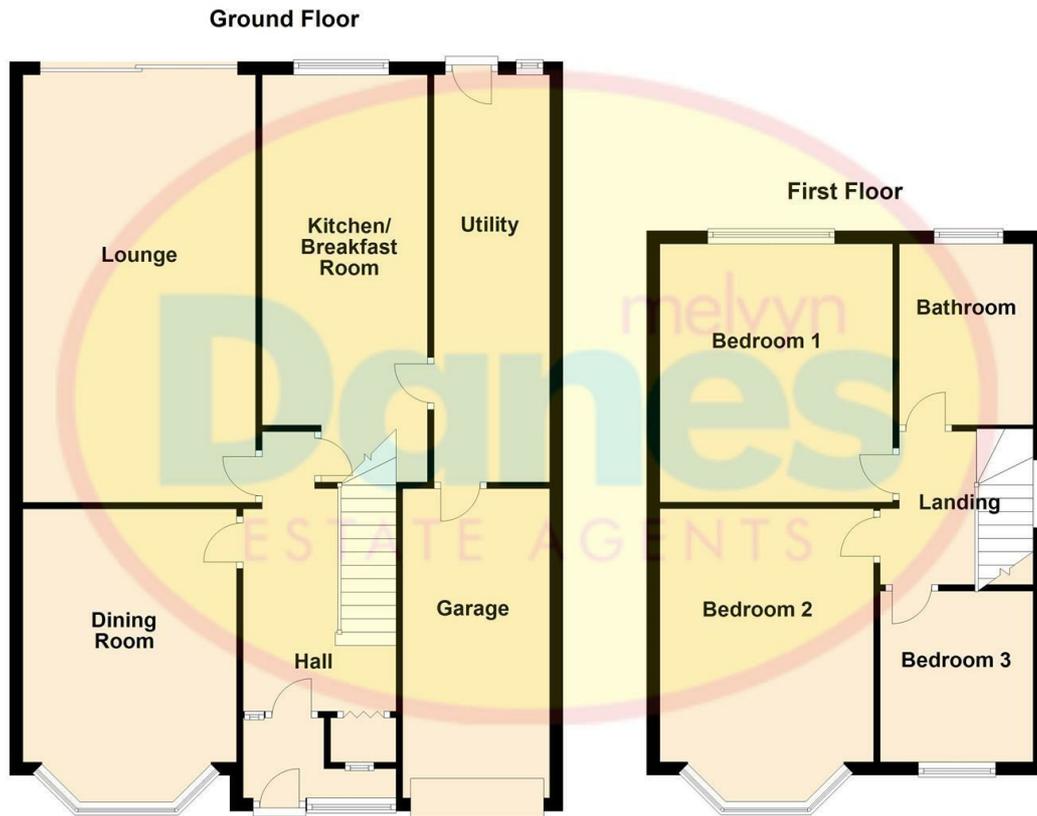


SOLAR PANELS

The vendor has had solar panels fitted on the side of the property with three storage batteries which support the running costs of the electric heating

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 but as yet we have not been able to verify this.

COUNCIL TAX BAND: D

VIEWING

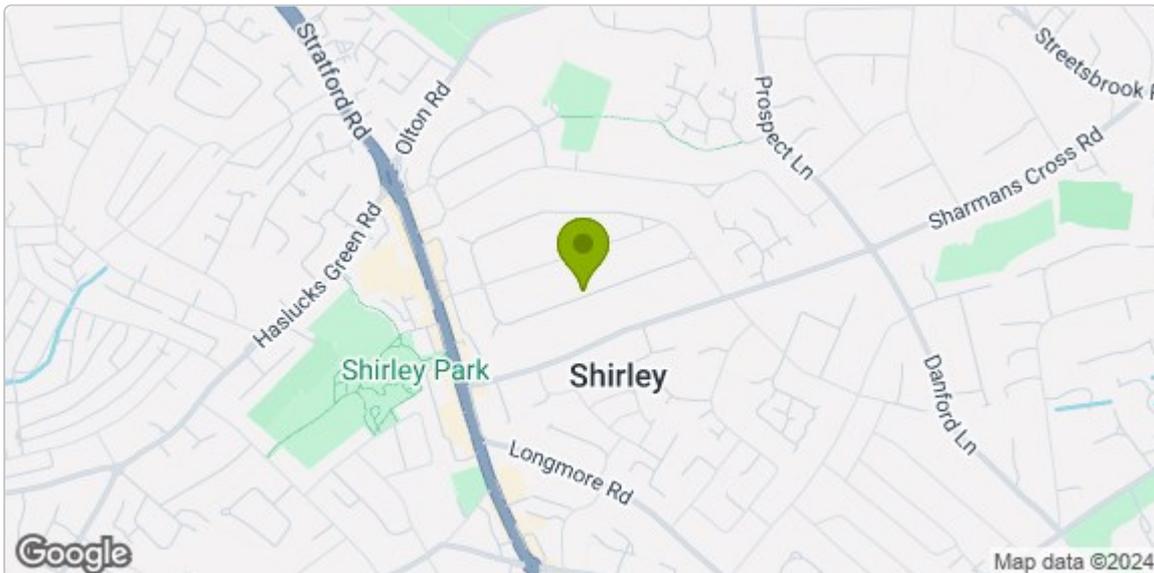
By appointment only please with the Shirley office on 0121 744 2801.

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.



Full Postal Address:
71 Cropthorne Road Shirley
Solihull B90 3JW

Council Tax Band: D

| 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 | | |
| | | 77 |
| | 22 | |
| England & Wales | | EU Directive 2002/91/EC |

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