





£425,000

124 Crophorne Road
Shirley
Solihull
B90 3JJ

EPC Rating 'TBC'



LOCAL AREA

Located on a very popular road in Shirley not only because it is set in the Tudor Grange Academy Catchment Area but also because it is central to all shops. A short walk to Shirley High Street and close to all amenities. It is a short drive to major transport links such as the M42. It has quick access to Shirley and Solihull Train Station via car and close to bus links.

APPROACH

Via the driveway leading to the porch.



GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall with stairs leading to the first floor landing, built in storage cupboard and doors leading to ground floor rooms.

LOUNGE 10' 8" x 15' 7" (3.27m x 4.76m)

A spacious lounge with a double glazed bay window to the front elevation, central heating radiator and a gas fire with feature fireplace.



OPEN PLAN KITCHEN-DINER AND LIVING SPACE

24' 6" x 23' 4" (7.47 max m x 7.12 maxm)

An amazing open plan area that has been extended to the rear to provide you with the most spacious kitchen, diner and living area! Perfect for families and entertaining. The kitchen area comprises of a range of wall and floor base units with integrated appliances such as, an integrated hob, double ovens, dishwasher and inset belfast sink with mixer tap. There is tiling to splash prone areas. It then opens up nicely to the dining and living area which has two sets of double



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glazed patio doors leading onto the rear garden, two velux windows and a central heating radiator.

UTILITY ROOM

A range of base units with plumbing for a washing machine and a cupboard housing the central heating boiler. Doors leading to the wc and garage.

GUEST WC

FIRST FLOOR

LANDING

A spacious landing with doors leading to the first floor accommodation.

BEDROOM ONE 8' 10" x 16' 1" (2.7 to the front of the fitted wardrobes m x 4.91m)

A large bedroom with a double glazed bay window to the front elevation, central heating radiator and a range of custom fitted wardrobes.

BEDROOM TWO 9' 6" x 12' 11" (2.9 to the front of the fitted wardrobes m x 3.94m)

A large bedroom with a double glazed window to the rear elevation overlooking the rear garden, central heating radiator and a range of custom fitted wardrobes.

BEDROOM THREE 7' 2" x 13' 5" (2.2m x 4.1m)

A double bedroom with a double glazed window to the front elevation and a central heating radiator.

BEDROOM FOUR 7' 2" x 8' 0" (2.2m x 2.44m)

A large single bedroom with a double glazed window to the front elevation and central heating radiator.

STUDY 4' 11" x 9' 2" (1.5m x 2.8m)

A handy room which can be used as a home office/study with a double glazed window to the rear elevation and a central heating radiator.

FAMILY BATHROOM

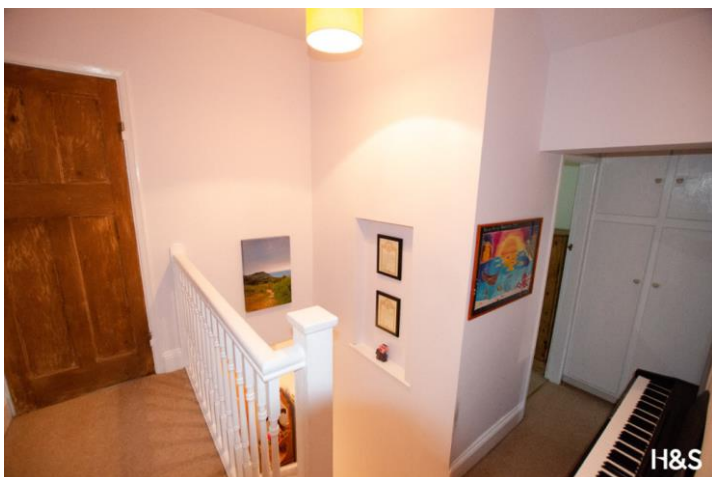
A large family bathroom with the suite comprising of a panelled bath, low level wc, sink and a separate shower cubicle. There is a tiled floor with tiling to splash prone areas, an obscure double glazed window to the rear elevation and a central heating radiator.



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OUTSIDE

REAR GARDEN

This garden is one of the many selling features to the property, its long, not over looked and south facing! All that you would want in a garden. There is a slabbed patio area leading to a lawn with borders and mature shrubs. The rear section of the garden benefits from a garden shed and a brick built summer house with windows and electrics.

GARAGE

THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.

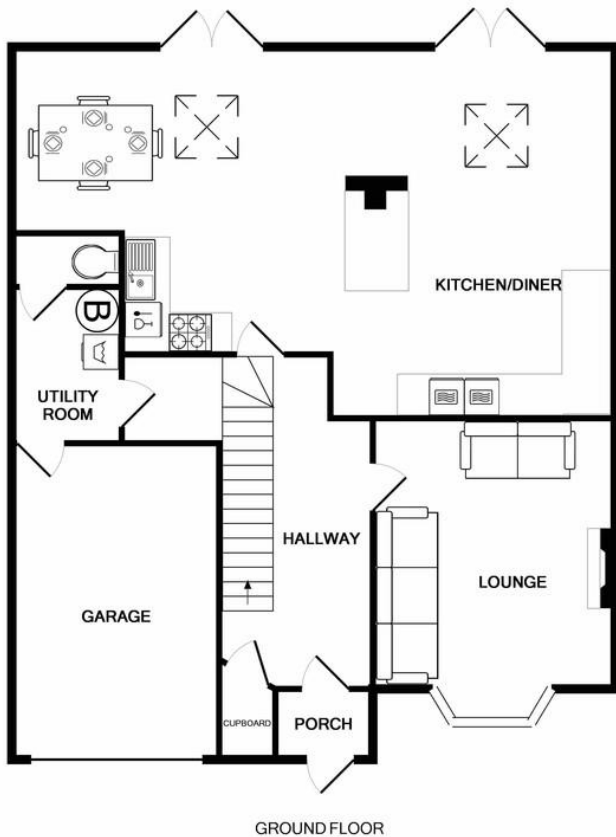




Tenure: Freehold

Council Tax Band: D

Local Authority: Solihull



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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