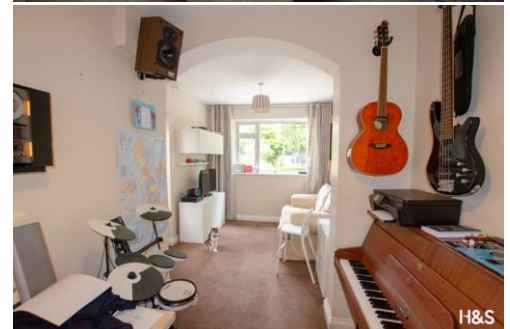


Horton & Storey



Cropthorne Road, Shirley, Solihull,

Offers Over **£385,000**

Property Features

- TUDOR GRANGE ACADEMY CATCHMENT AREA
- THREE DOUBLE BEDROOMS
- EXTENDED KITCHEN/DINER
- UTILITY
- GARAGE
- LARGE REAR GARDEN
- OFFICE
- FAMILY ROOM

Full Description

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 drive for multiple cars leading to the porch

GROUND FLOOR

ENTRANCE HALL

A welcoming hall with oak flooring, central heating radiator, doors to ground floor rooms and stairs leading to the first floor landing.

LOUNGE 10' 5" x 15' 1" (3.2m x 4.6m)

Having a double glazed bay window to the front elevation, central heating radiator and an electric fire with a feature fireplace.

EXTENDED KITCHEN/DINER 10' 5" x 20' 0" (3.2m x 6.1m)

A fantastic kitchen/diner that has been extended to offer; a range of wall and floor base units, oak work surfaces, an inset porcelain kitchen sink, integrated appliances such as an oven, dishwasher, fridge and freezer. There is a gas hob with extractor over oak flooring, four inset ceiling speakers, a central heating radiator and a set of double glazed patio doors to the rear elevation leading to the private rear garden.



OFFICE/FAMILY ROOM 8' 10" x 17' 8" (2.7m x 5.4m)

A very useful room having space currently being used as an office leading to the family room with a double glazed window to the rear elevation, central heating radiator and a door leading to the utility room.

GUEST WC

Comprising of a low level wc, corner sink, central heating radiator, obscure double glazed window to the front elevation and tiling to splash prone areas.

UTILITY ROOM 6' 10" x 18' 4" (2.1m x 5.6m)

Having a range of built in units, inset sink, plumbing for a washing machine and a door leading to the rear garden.

FIRST FLOOR

LANDING

Doors to the first floor accommodation and stairs leading to the second floor.

BEDROOM ONE 10' 9" x 15' 1" (3.3m x 4.6m)

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

BEDROOM TWO 10' 9" x 12' 9" (3.3m x 3.9m)

Another double bedroom with a double glazed window to the rear elevation and a central heating radiator.

BEDROOM THREE 10' 5" x 14' 9" (3.2m x 4.5m max)

An extended bedroom with two double glazed windows to the front elevation, a further double glazed window to the side elevation and a central heating radiator.

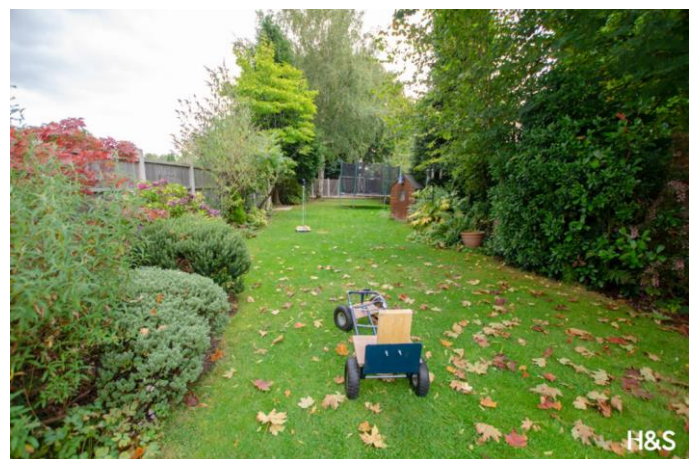
FAMILY BATHROOM

The suite comprises of a shower cubicle, bath, low level flush wc and a sink. There are two heated towel rails, an obscure double glazed window to the rear elevation, tiling to the floors and tiling to splash prone areas.

SECOND FLOOR

BEDROOM FOUR 11' 7" x 13' 5" (3.4m x 4.1m)

Having a built in storage cupboard, two velux windows and a central heating radiator.



OUTSIDE

REAR GARDEN

A private rear garden having a large slabbed patio area perfect for entertaining, a long stretch of lawn with mature shrubs and borders with fencing to boundaries.

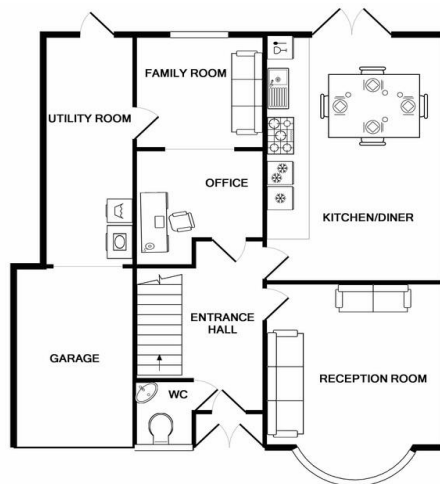
GARAGE 7' 6" x 14' 9" (2.3m x 4.5m)

A useful storage area with electric, remote controlled roller shutter door to the front elevation.

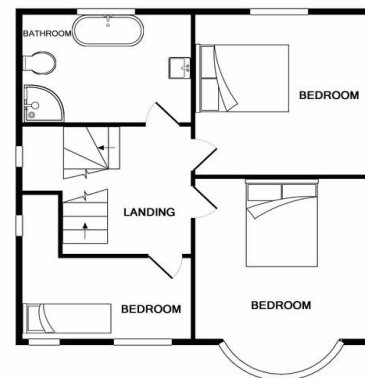


THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

'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'.



GROUND FLOOR



1ST FLOOR

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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2ND FLOOR

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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