

Horton & Storey



Croptorne Road, Shirley, Solihull,

Offers In Region Of **£450,000**

Property Features

- Substantially Extended
- Two Reception Rooms
- Four Bedrooms
- Large Private Rear Garden
- Refitted Kitchen
- Tudor Grange Academy Catchment Area
- Guest WC
- Utility Room

Full Description

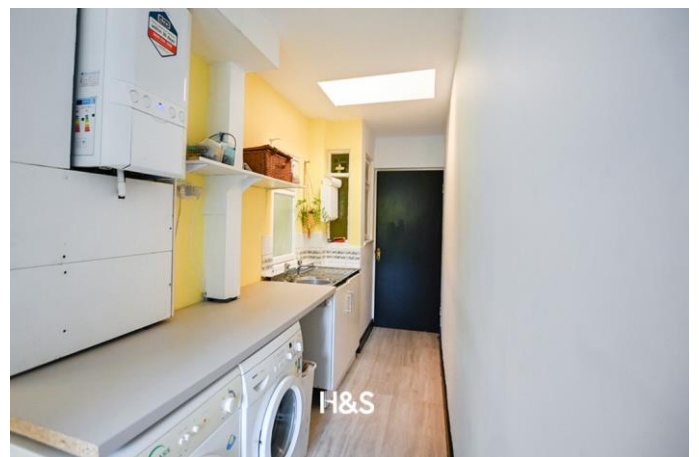
It is conveniently located within Tudor Grange Academy Catchment Area, with many local shops and good transport links within walking distance. The nearby Stratford Road gives transport to Solihull, Birmingham City Centre, and the M42 linking to the national motorway network.

Via a driveway with parking for several cars leading to a storm porch.

Entrance Hall A welcoming entrance hall with stairs leading to the first-floor landing. Door to cloakroom, doors leading to the ground floor rooms, downstairs w.c. and a central heating radiator.

Extended Kitchen (5.50m x 1.75m) The Kitchen was installed in 2020, comprising a range of high gloss wall and floor base units with work surfaces over. There is an inset sink with mixer tap, five ring gas hob, double oven, integrated dishwasher, integrated fridge/freezer, and integrated microwave. There is a central heating radiator, tiling to the floor, splash-prone areas, and a double glazed window to the rear elevation.

Extended Lounge (6.71m x 3.52m) There is a large lounge with a central heating radiator, a double glazed sliding door to the rear elevation, and a feature fireplace.



Dining room (4.66m (into bay) x 3.22m) Double glazed bay window to front elevation, wood-style laminate flooring, and feature fireplace.

Utility (6.53m x 1.39m) Running the length of the Kitchen, this space connects the rear of the garage and the rear garden. It offers a stainless sink with drainer, and wall mounted central heating combination boiler, plumbing for washing machine, recess for dryer, door to the garage;

Downstairs w.c. The w.c. comprises of low-level w.c. Pedestal sink and tiling to the floor;

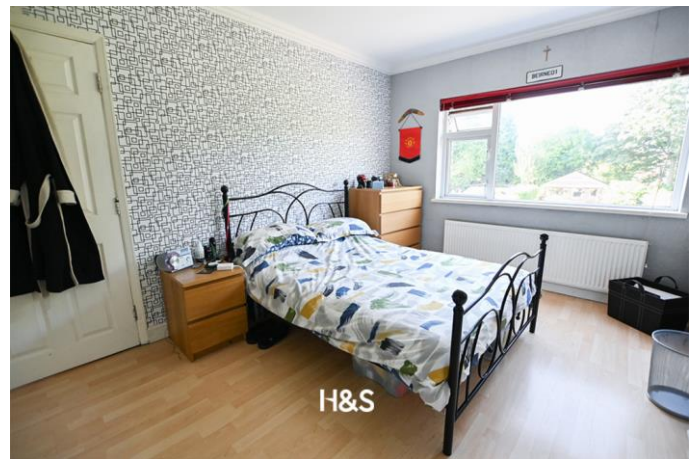
First-floor landing A bright landing with a double glazed window to side elevation, recess for a bookshelf, doors to bedrooms and stairs to the second floor;

Bedroom Two (4.89m (into bay) x 2.67m (excluding wardrobes)) A large double bedroom with fitted wardrobes, central heating radiator, and a double glazed bay window to the front elevation;

Bedroom Three (3.9m x 3.5m) A double bedroom with a central heating radiator and double glazed window to the rear elevation;

Bedroom Four/Home office (2.12m x 2.4m) A generous single bedroom with a central heating radiator and double glazed window to the front elevation.

Family Bathroom A modern bathroom comprising of a corner walk-in shower unit, sink, and a radiator. Panel bath, sink with vanity unit under, close coupled w.c. Tiling to splash prone areas, a double glazed window to the rear elevation.



Second floor

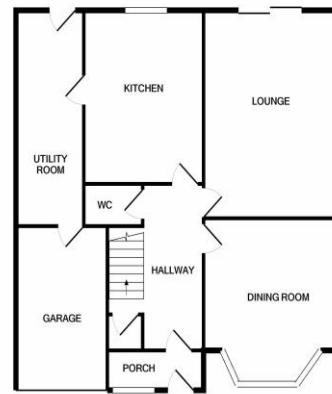
Master bedroom (5.58m x 3.38m) This well-appointed dormer loft conversion boasts two built-in wardrobes and a dressing table, a double glazed window to the rear elevation, and a door to en-suite shower room;

En-suite shower room The suite comprises a pedestal sink, walk-in corner shower cubicle, close coupled w.c., heated towel rail, tiling to splash prone areas, and extractor fan to ceiling.

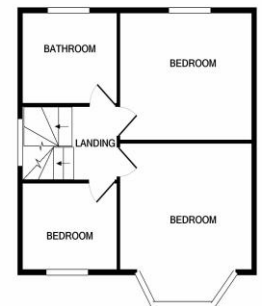
Garage (5.13m x 2.30m) Garage door to the front driveway

Rear Garden The rear garden is a defining feature of this family home. The garden has a large slabbed patio area leading to a lawn. There are mature shrubs and bushes to the borders with fencing and hedges to boundaries. At the rear boundary is a large brick-built outbuilding.

Outbuilding (3.74m x 3.75m) The building boasts decorative columns of red and blue brick with a pergola-style frontage for al fresco dining. There are single glazed windows and a door at the side elevation. There is an electrical supply meaning the room will be utilised for many purposes.



GROUND FLOOR



1ST FLOOR



2ND 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 for 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

179 Stratford Road, Shirley, Solihull, West Midlands, B90 3AU

www.hortonstorey.com
sales@hortonstorey.com
01216630099