



Cranmore Road

Shirley, Solihull, B90 4PS

- A Beautifully Presented Larger Style Semi Detached Family Home
- Three Bedrooms
- Attractive Lounge & Impressive Extended Family Dining Kitchen
- Southerly Facing Rear Garden
- Re-Fitted Family Bathroom
- Ground Floor Shower Room

Offers Over

£320,000

EPC Rating '62'





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gyms along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is set back from the road behind a block paved driveway providing off road parking extending to gated side access to rear garden, exterior lighting and wooden front door leading through to

Enclosed Porch

With obscure double glazed windows, spot light to ceiling and hardwood door leading into

Entrance Hallway

With obscure double glazed window to side, coving to ceiling, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading into



Attractive Lounge to Front

14' 5" x 12' 9" (4.4m x 3.9m) With double glazed bay window to front elevation, enclosed radiator, laminate flooring, coving to ceiling, ceiling light point and door leading into

Impressive Extended Family Dining Kitchen to Rear

18' 4" x 17' 0" (5.6m x 5.2m) Being fitted with a range of wall, drawer and base units incorporating pan drawers and wine rack, complementary work surfaces with matching upstands, feature sink and drainer unit with mixer tap, four ring gas hob with stainless steel splashback and extractor canopy over, inset eye-level Hotpoint oven and grill, space and plumbing for washing machine, integrated dishwasher, space for American style fridge freezer, under-cupboard lighting, double glazed window to rear, double glazed French doors leading out to the rear garden, radiator, spot lights to ceiling, tiled flooring, coving to ceiling and part glazed door leading into



Inner Hallway

With wall mounted Vaillant boiler, tiled flooring and door to

Ground Floor Shower Room

Being fitted with a three piece white suite comprising corner shower cubicle with thermostatic shower, low flush WC and corner wash hand basin, complementary tiling to water prone areas and floor, extractor and ceiling light point

Accommodation on the First Floor

Landing

With obscure double glazed window to side, loft access, ceiling light point, coving to ceiling and doors leading off to





Bedroom One to Front

12' 5" x 9' 6" (3.8m x 2.9m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

Bedroom Two to Rear

9' 6" x 8' 10" (2.9m x 2.7m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

Bedroom Three to Front

8' 10" x 6' 10" (2.7m x 2.1m) With double glazed window to front elevation, radiator, coving to ceiling, built-in cupboards and ceiling light point



Re-Fitted Family Bathroom to Rear

6' 10" x 5' 6" (2.1m x 1.7m) Being re-fitted with a three piece white suite comprising tiled panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, obscure double glazed window to rear, complementary tiling to water prone areas, ladder style radiator, slate effect tiling to floor, ceiling light point and extractor

Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, gated side access to driveway and timber shed

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

