



smarthomes

Crothorne Road

Shirley, Solihull, B90 3JL

- A Well Presented & Extended Semi Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen

Offers Over

£465,000

EPC Rating '56'





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 gymnasiums 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.

We are advised by the vendor that this property currently falls within Tudor Grange Academy catchment (subject to confirmation)



The property is set back from the road behind a block edged tarmac driveway providing off road parking extending to double garage doors and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring, ceiling light point and wooden door with obscure glazed inserts leading through to

Entrance Hallway

With laminate flooring, radiator, cloaks cupboard, coving to ceiling, ceiling light point, stairs leading to the first floor accommodation and doors leading off to



Dining Room to Front

15' 5" into bay x 10' 5" (4.7m x 3.2m) With double glazed bay window to front elevation, ceiling light point, coving to ceiling, radiator and electric fireplace

Extended Lounge to Rear

19' 4" x 11' 5" (5.9m x 3.5m) With double glazed window and doors leading out to the rear garden, ceiling light points, radiator, coving to ceiling and feature gas fireplace with wooden surround and marble hearth

Extended Breakfast Kitchen to Rear

15' 1" x 7' 10" (4.6m x 2.4m) Being fitted with a range of wall, drawer and base units incorporating display shelving and glazed display cabinets, laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven and grill, integrated dishwasher and fridge, under-cupboard lighting, double glazed window to rear, radiator, ceiling spot lights, coving to ceiling, tiled flooring, dado rail and wooden door with obscure glazed inserts leading into



Utility

18' 4" x 4' 11" (5.6m x 1.5m) With part glazed door to rear garden, tiled flooring, ceiling strip light, base units with laminate work surface, sink and drainer unit, space and plumbing for washing machine and tumble dryer, space for fridge freezer, wall mounted boiler, roof lantern, part glazed door to home office/study and door to

Guest WC

With low flush WC, ceiling light point and tiled flooring

Home Office/Study

7' 2" x 7' 6" (2.2m x 2.3m) With radiator, ceiling light point and door leading into

Accommodation on the First Floor

Landing

With feature obscure double glazed window with coloured inserts to side, ceiling light point, loft hatch with pull down ladder and doors leading off to





Bedroom One to Rear

12' 9" x 11' 5" (3.9m x 3.5m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

Bedroom One to Front

16' 0" x 10' 5" (4.9m x 3.2m) With double glazed bay window to front elevation, radiator, coving to ceiling and ceiling light point

Bedroom Three to Front

11' 5" x 8' 6" (3.5m x 2.6m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and useful walk-in wardrobe

Separate WC

With obscure double glazed window to side, low flush WC, laminate flooring and ceiling light point

Family Bathroom to Rear

7' 10" x 5' 10" (2.4m x 1.8m) Being fitted with a panelled bath with thermostatic shower over and glazed screen, pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, ladder style radiator, laminate flooring, ceiling light point

Good Size Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, mature shrubs and bushes, external lighting, outside tap, fencing to boundaries and two timber sheds

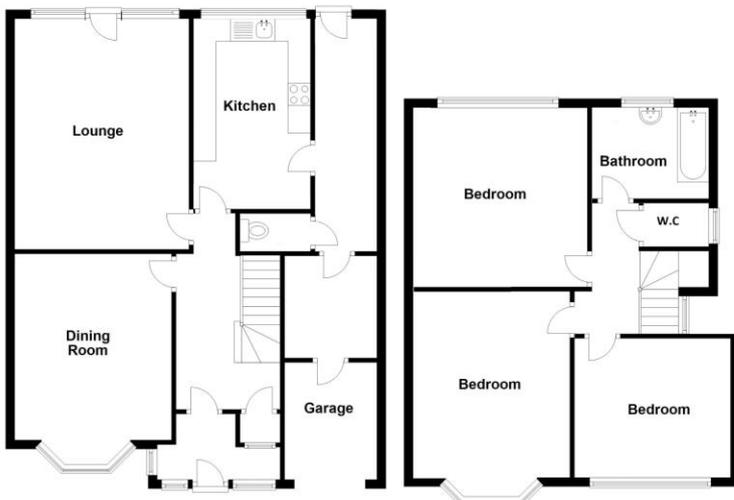


Garage/Store

7' 10" x 6' 6" (2.4m x 2.0m) With double garage doors to driveway, ceiling light point and power points

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements