



smarthomes

## Cranmore Road

Shirley, Solihull, B90 4PU

- A Semi-Detached Property in Need of Internal Modernisation
- Three Bedrooms
- Conservatory
- No Upward Chain

**£280,000**

EPC Rating - 60

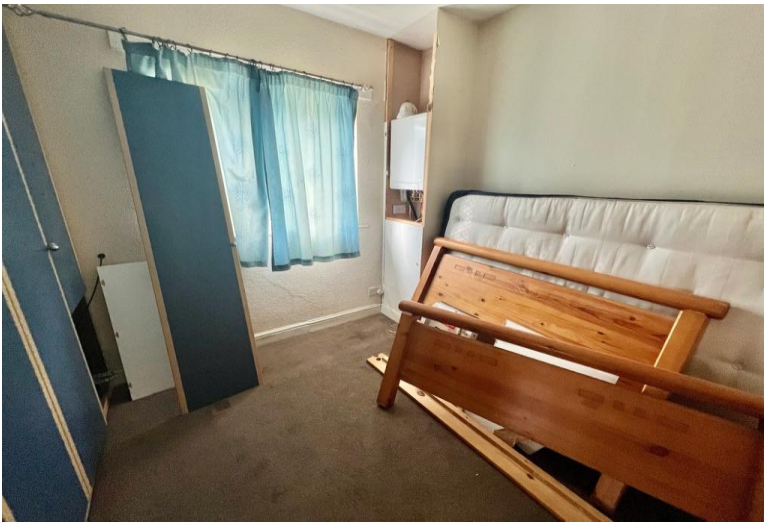
Current Council Tax Band - C





## 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.



The property is set back from the road behind a block paved driveway providing off road parking extending to gated side access, exterior lighting and canopy porch with UPVC double glazed door leading into

### **Entrance Hallway**

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



### **Lounge to Front**

15' 1" x 12' 5" (4.6m x 3.8m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling and door leading into

### **Breakfast Kitchen to Rear**

17' 0" x 8' 6" (5.2m x 2.6m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine and dishwasher, useful storage cupboard, radiator, tiled flooring, spot lights to ceiling, double glazed windows and obscure double glazed door leading into



### **Conservatory**

14' 5" x 10' 9" (4.4m x 3.3m) With double glazed windows, polycarbonate roof, laminate flooring, power points, radiator and wall lighting



### **Landing**

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

### **Bedroom One to Front**

9' 6" x 12' 1" (2.9m x 3.7m) With double glazed window to front elevation, radiator and ceiling light point

### Bedroom Two to Rear

9' 10" x 8' 10" (3.0m x 2.7m) With double glazed window to rear elevation, radiator, ceiling light point and wall mounted boiler

### Bedroom Three to Front

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

### Family Bathroom to Rear

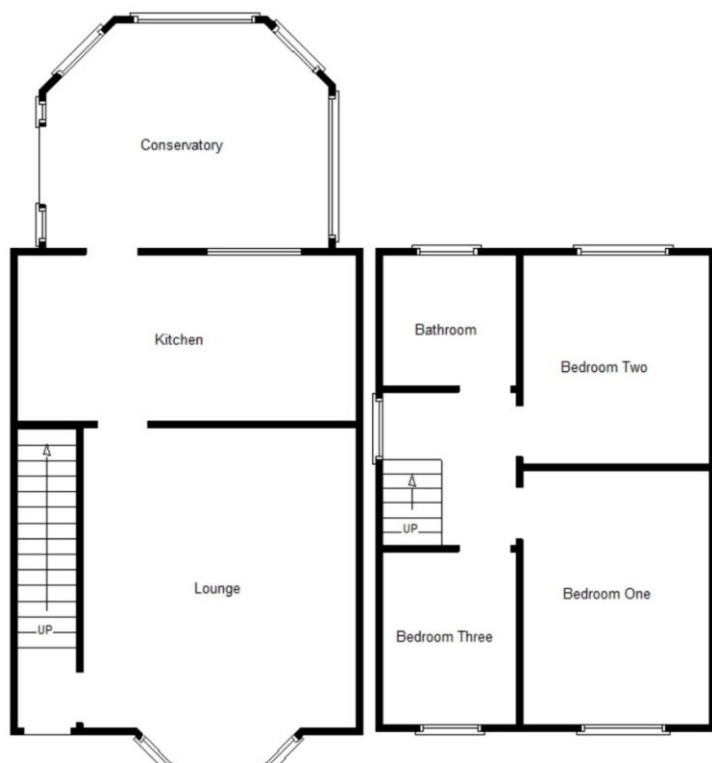
7' 2" x 5' 10" (2.2m x 1.8m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, radiator and laminate flooring

### Good Size South West Facing Rear Garden

Being mainly laid to lawn with paved patio, gated side access to driveway and a variety of mature shrubs and bushes

### 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 vendor. Current council tax band - C



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 80        |
| (55-68)                                     | <b>D</b> | 60                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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