



smarthomes

Crothorne Road

Shirley, Solihull, B90 3JJ

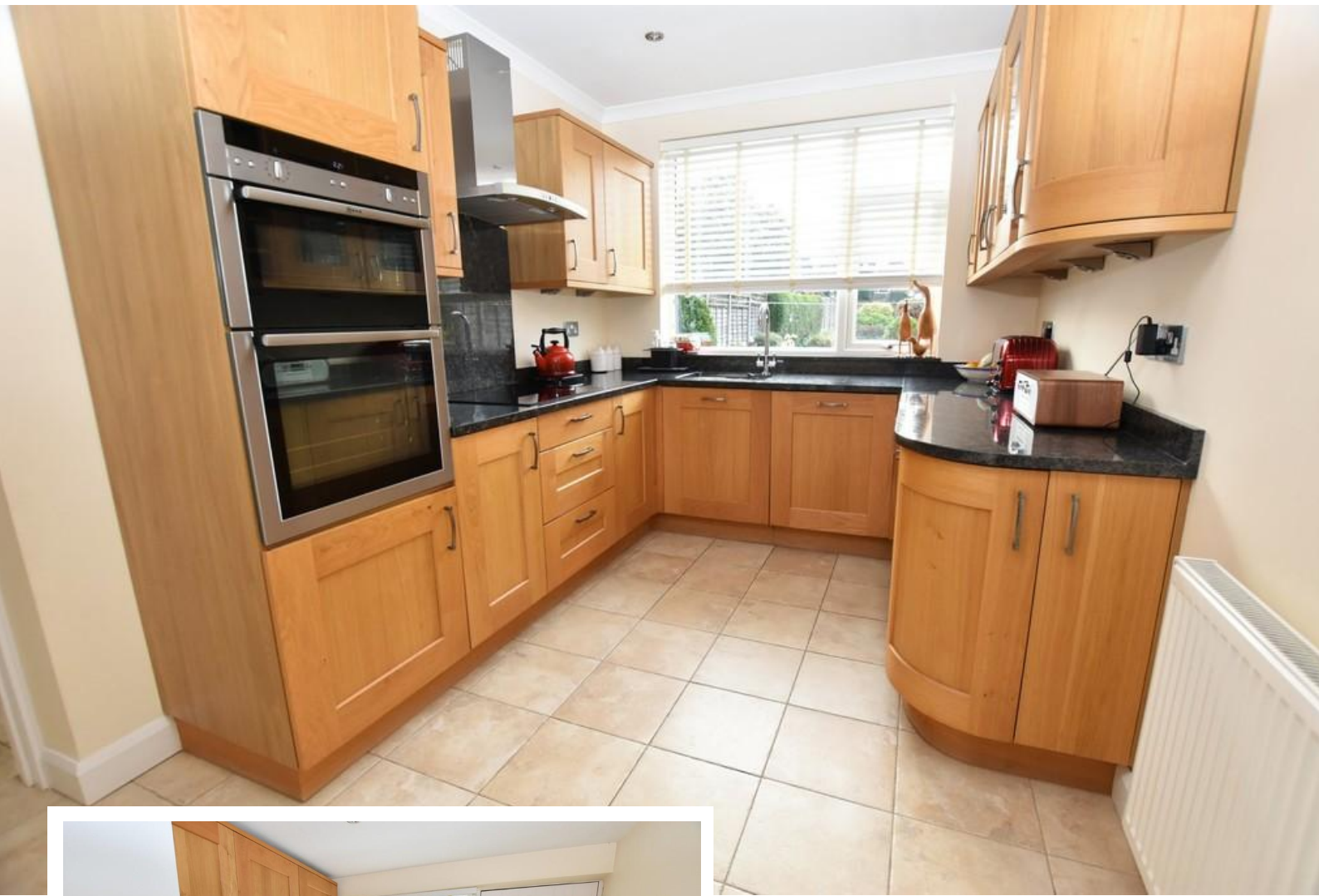
- A Beautifully Presented Semi-Detached Family Home
- Four Bedrooms
- Re-Fitted Kitchen
- Approx 140ft South Facing Rear Garden

Offers Over £450,000

EPC Rating '61'

Current Council Tax Band - D





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys 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 Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few.

The property is set back from the road behind a block paved driveway with lawn area to side, flowering borders and a canopy port with a part glazed front door leading to

Enclosed Porch

With a further part glazed front door with double glazed side windows leading to



Entrance Hallway

With Amtico flooring, stairs leading to the first floor accommodation, built in cloaks cupboard, wall mounted radiator, ceiling light point and door leading into

Dining Room to Front

15' 5" x 10' 5" (4.7m x 3.18m) With UPVC double glazed bay window to front elevation, Oak flooring, coving to ceiling, wall mounted radiator, feature cast iron fireplace with slate hearth, ceiling light point and glazed double doors leading to

Lounge to Rear

13' 7" x 11' 4" (4.14m x 3.45m) With UPVC double glazed sliding patio doors leading to rear garden, Oak flooring, attractive exposed brick arched fireplace with log burner and slate hearth, wall mounted radiator, ceiling light point and door to

Re-Fitted Kitchen to Rear

12' 4" x 8' (3.76m x 2.44m) Fitted with a range of wall, drawer and base units with a granite work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap, further incorporating a 4 ring induction hob with extractor hood over. Inset double oven, integrated fridge, integrated dishwasher, UPVC double glazed window to rear, tiling to floor, coving to ceiling, ceiling spot lights and door to

Utility Room

9' 4" x 7' 10" (2.84m x 2.39m) With space for washing machine, tumble dryer and fridge/freezer, fitted wall and base units with a granite work surface over incorporating a sink unit with mixer tap, radiator, stable style door and double glazed window to rear, tiled floor, ceiling down lighters and door to

Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and wash hand basin. Tiling to splash back areas and floor and ceiling down lighters

First Floor Landing

With a UPVC double glazed window to side, built in storage cupboard, stairs rising to second floor and door to

Bedroom One to Rear

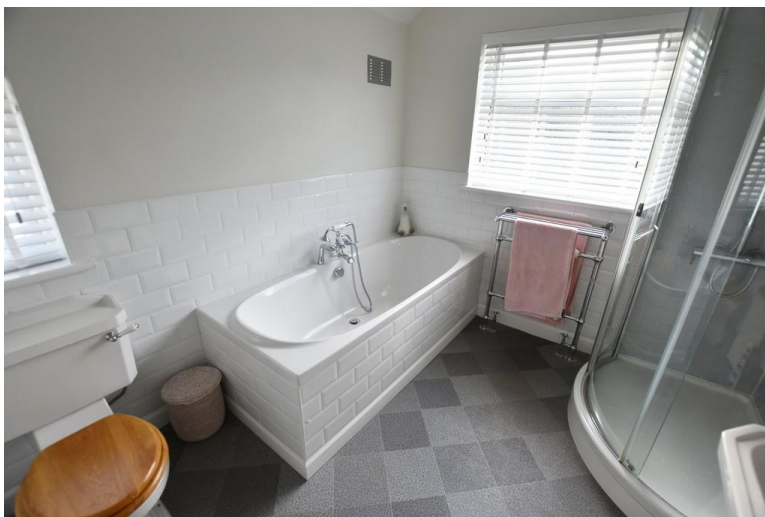
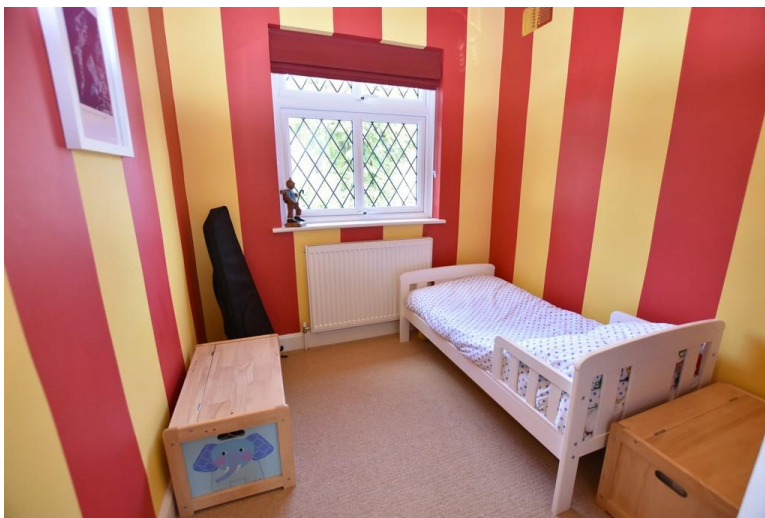
13' 11" x 6' (4.24m x 1.83m) With UPVC double glazed window to rear elevation, coving to ceiling, wall mounted radiator and ceiling light point

Bedroom Two to Front

16' x 8' 5" (4.88m x 2.57m) With UPVC double glazed bay window to front elevation, coving to ceiling, fitted wardrobes with mirror fronted sliding doors, wall mounted radiator and ceiling down lighters

Bedroom Three to Front

7' 10" x 7' 0" (2.39m x 2.13m) With UPVC double glazed window to front elevation, coving to ceiling, wall mounted radiator and ceiling light point





Family Bathroom to Rear

9' 2" x 8' 1" (2.79m x 2.46m) Being fitted with a modern white suite comprising a double ended bath with shower attachment, over sized corner shower enclosure, low flush W.C and pedestal wash hand basin. Obscure UPVC double glazed windows to side and rear, tiling to splash back areas, heated towel rail and ceiling down lighters

Second Floor Landing

With a double glazed window to side and door to

Loft Bedroom Four

13' 10" x 12' (4.22m x 3.66m) With UPVC double glazed window to rear elevation and Velux roof window to front, access to eaves storage, wall mounted radiator and ceiling light point

Delightful Rear Garden

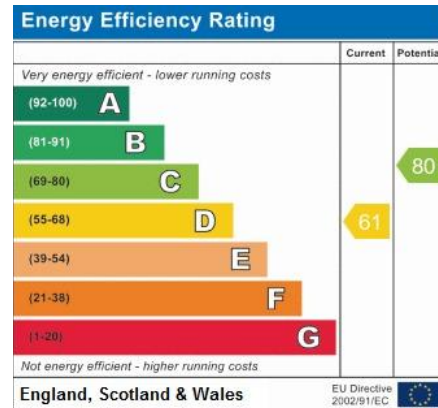
Extending to approx. 140 ft, the delightful rear garden is mainly laid to lawn with a paved patio area, well stocked shrub borders, further paved area to rear with further lawn beyond and fencing and hedging to sides and rear

Side Garage

16' 1" x 10' 6" (4.9m x 3.2m) With garage doors to property frontage with tradesman's entrance to side, ceiling strip light, fitted shelving, wall mounted gas central heating boiler and courtesy door to utility room

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



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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 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/tenants are advised to recheck the measurements