

# Horton & Senate



21 Cryersoak Close, Shirley, Solihull, B90 4UW

Offers Over £585,000

- Detached With Four Generously Proportioned Bedrooms
- Located On A Small Private Driveway
- Potential To Extend STPP
- Well Presented
- Large Driveway With Space For Several Vehicles Plus Gated Side Area Suitable For Storing A Caravan/Boat/Motorhome
- Detached Double Garage With Remote Controlled Electric Door
- Three Reception Rooms
- Large Kitchen Plus Utility Area
- Downstairs WC
- Generous Low Maintenance Rear Garden



# 21 Cryersoak Close, Solihull B90 4UW

The property boasts a peaceful residential atmosphere while being conveniently close to local amenities, schools, and transport links.

Inside, the property features spacious living areas that are perfect for both relaxation and entertaining. The layout is designed to maximise natural light, creating a warm and welcoming environment throughout.

The kitchen is well-equipped, and flows seamlessly into the dining area, making it ideal for family meals or gatherings with friends. The bedrooms are generously sized, offering comfort and privacy, while the bathrooms are fitted with modern fixtures, ensuring convenience for all residents.

Outside, the garden provides a tranquil retreat, perfect for enjoying sunny days or hosting barbecues. The outdoor space is both manageable and inviting, making it a wonderful extension of the home.

4

2

3

Council Tax Band: F



## Property

### Approach

Via private road, leading to the large driveway with space for several vehicles. Access to the double garage, front porch and gate leading to the side of the property.

### Hallway

Enter the property via the front porch, which leads to the hallway. Doors leading to all ground floor rooms and storage under the stairs.

### Lounge

21' into bay x 12' 10" ( 6.40m into bay x 3.91m )  
Double glazed bay window to the front elevation, feature fireplace, sliding doors leading to the rear garden. Central heating radiator. Double doors leading to dining room.

### Dining room

10' 3" x 10' 1" ( 3.12m x 3.07m )  
French doors leading to the sun room, central heating radiator.

### Sunroom

12' 3" x 9' 6" ( 3.73m x 2.90m )

### Kitchen

11' 8" average x 10' 10" ( 3.56m average x 3.30m )  
A range of wall and floor based units with surface over, inset sink with mixer tap, integrated appliances including a oven, gas hob cooker, extractor fan, and dishwasher. Double glazed window to the rear elevation and a central heating radiator.

### Utility

7' 7" x 6' 4" max ( 2.31m x 1.93m max )  
Wall and floor based units, wash basin, plumbing for washing machine. Double glazed window to the front elevation. Door leading to the rear garden.

### WC

WC and wash basin, doublea glazed window to the rear elevation.

## Detached double garage

17' 1" x 16' 1" ( 5.21m x 4.90m )

## First Floor

### Bedroom one

13' x 11' 8" ( 3.96m x 3.56m )  
Built in storage, central heating radiator, double glazed window to the front elevation. Door to the en suite,

### En suite

Vanity unit with inset wash hand basin, low level W.C., separate shower cubicle, radiator, splash back tiling and UPVC double glazed window overlooking the parkland to side.

### Bedroom two

10' 10" max x 10' ( 3.30m max x 3.05m )  
Central heating radiator and a double glazed window to the rear elevation.

### Bedroom three

10' 10" x 9' 5" ( 3.30m x 2.87m )  
Central heating radiator and a double glazed window to the front elevation.

### Bedroom Four

9' 10" x 7' ( 3.00m x 2.13m )  
Central heating radiator and a double glazed window to the rear elevation.

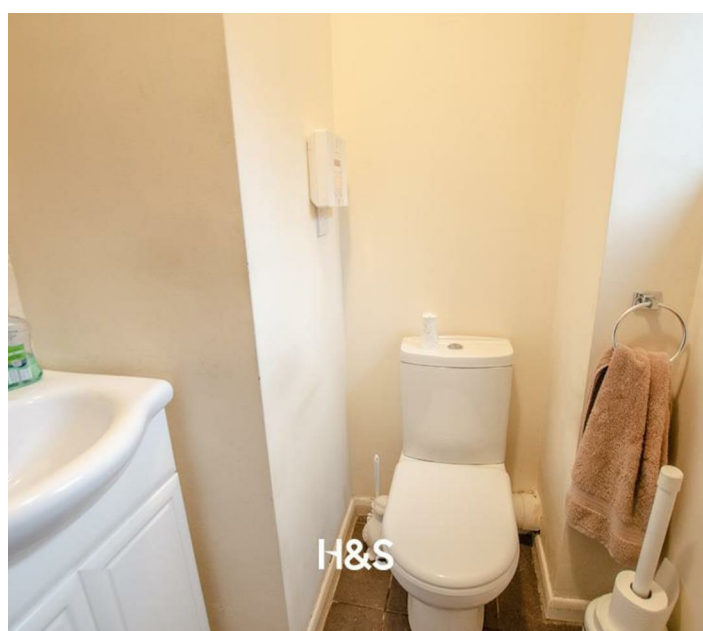
### Bathroom

Suite comprising a panelled bath with a shower over, W.C., vanity unit with inset wash hand basin, central heating radiator, splash back tiling and a double glazed window to the front elevation.

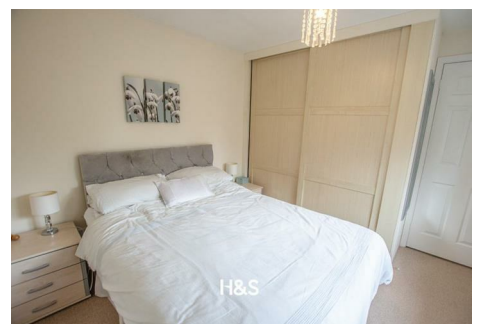
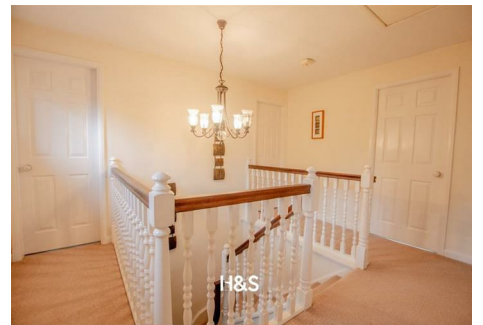
## Location

Monkspath is a highly desirable suburban area in Solihull, offering a perfect blend of modern convenience and green open spaces. With excellent local amenities, including top-rated schools, shopping, and dining options, it's ideal for families and professionals alike. The area boasts beautiful parks, such as Hillfield Park, with walking trails and recreational facilities. Excellent transport links via the M42 and nearby rail stations

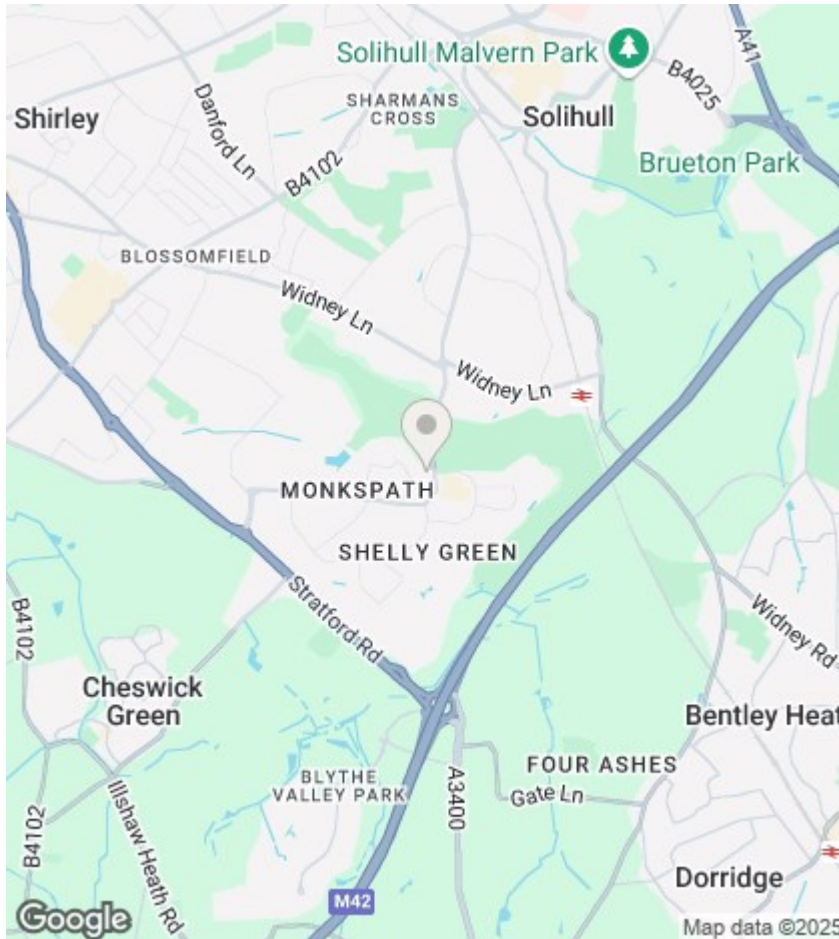
ensure easy access to Birmingham and beyond. With a strong community feel, Monkspath provides a fantastic quality of life in a sought-after location.











## Directions

## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

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

