

Horton & Senate



103 Crophorne Road, Shirley, Solihull, B90 3JL

Offers Over £450,000

- Four Bedroom Semi Detached With Loft Conversion
- Immaculately Presented
- Within Tudor Grange Catchment
- En Suite To Loft Conversion/Master Suite With Juliet Balcony Overlooking Rear Garden
- Off Road Parking
- Generous Rear Garden
- Two Receptions
- Planning Permission Granted For Rear Extension
- Downstairs WC
- Sought After Location

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103 Crophorne Road, Solihull B90 3JL

A beautifully presented four-bedroom semi-detached home, featuring a stylish loft conversion and generous living space throughout. This spacious family property boasts a bright and modern interior, a large rear garden perfect for entertaining or relaxing, and well-proportioned bedrooms across three floors. Situated in a desirable residential area, it offers a perfect blend of comfort, practicality, and contemporary design—ideal for growing families seeking a move-in-ready home with further potential for extension.

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Council Tax Band: D



Property

Approach

The property benefits from a fire block-paved driveway offering ample off-road parking for several vehicles. Entry is via a UPVC double-glazed front porch.

Ground floor

Hallway

Provides access to all ground floor rooms, with a central heating radiator and stairs rising to the first floor.

Guest WC

Features laminate flooring, a WC, and a hand wash basin. Includes a double-glazed window to the front elevation.

Front Reception Room

4.88m x 3.23m

Bright and spacious, featuring a double-glazed bay window to the front elevation, a charming feature fireplace with a coal affect inset gas fire, and a central heating radiator.

Rear Reception Room

4.17m x 3.51m

French doors open out to the rear garden. This room also includes a feature fireplace with a open fire and central heating radiator, offering a perfect family or entertaining space.

Kitchen

3.86m x 2.49m

Fitted with a range of wall and floor-mounted units with work surfaces over, an inset sink with mixer tap, and an extractor fan. There is space and plumbing for a washing machine, along with an oven and gas hob. A double-glazed window overlooks the rear elevation.

First Floor

Landing

Gives access to all first-floor rooms, with stairs leading up to the second-floor loft conversion.

Bedroom One

4.93m x 3.23m

A well-proportioned room with a double-glazed bay window to the front elevation and a central heating radiator.

Bedroom Two

4.11m x 3.56m

Includes a double-glazed window to the rear elevation and a central heating radiator.

Bedroom Three

2.13m x 2.67m

Features a double-glazed window to the front elevation and a central heating radiator.

Family Bathroom

Laminate flooring and part-tiled walls in splash-prone areas. Comprises a panelled bath with mixer tap and shower attachment, a wash basin, and a separate shower cubicle. A double-glazed window faces the rear elevation.

Separate WC

Includes a tiled floor, WC, and a double-glazed window to the side elevation.

Second Floor (Loft Conversion)

Loft Conversion/Master Suite & Seating Area With Private Balcony

5.29m x 3.50m

A generously proportioned master suite featuring a combined bedroom and seating area, with French doors opening onto a private Juliet balcony overlooking the rear garden. A skylight adds additional natural light, enhancing the airy feel of the space. The room also includes direct access to a modern en suite bathroom, as well as partial storage space within the roof area to the front elevation—ideal for seasonal items or discreet storage solutions.

En suite Shower Room

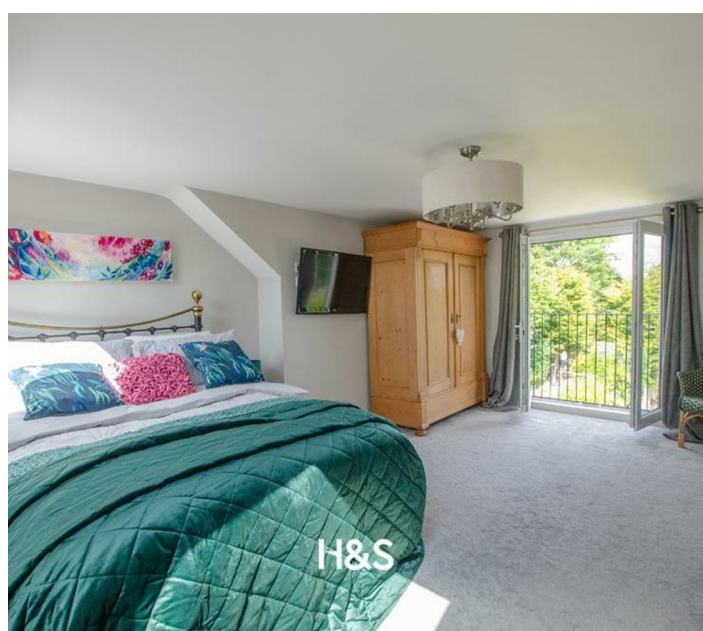
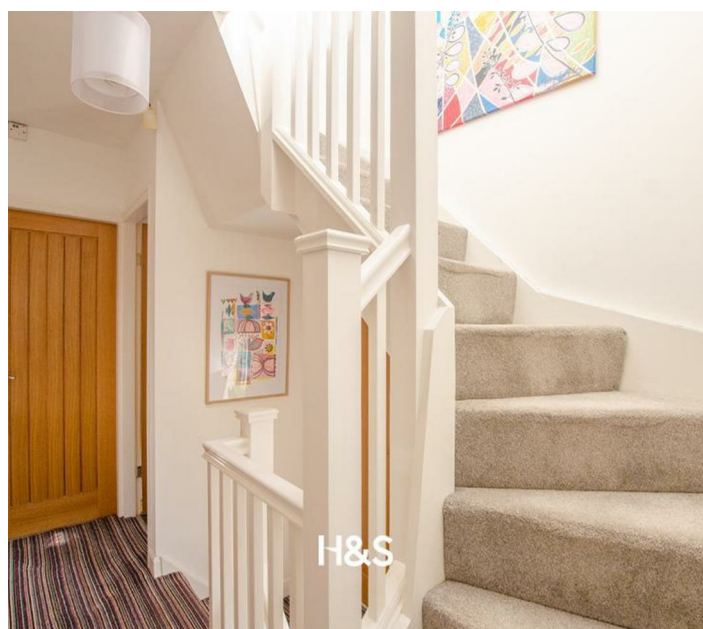
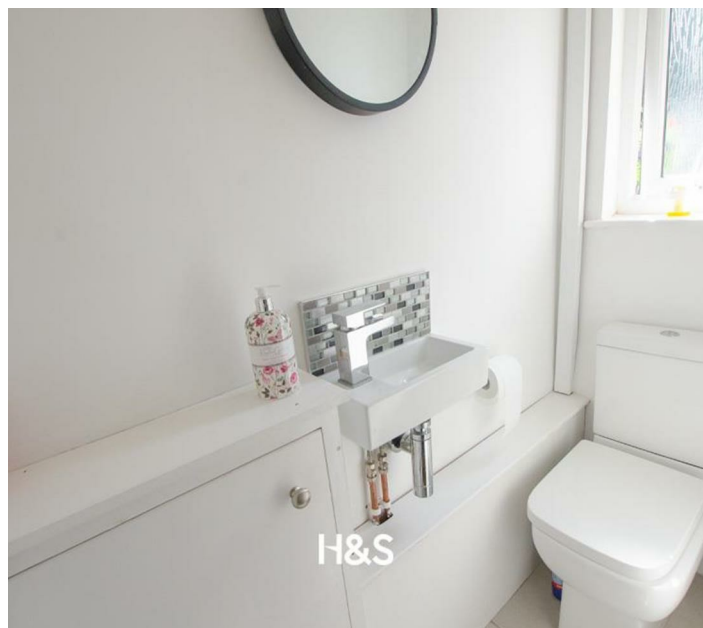
Fully tiled walls and floor, WC, wash basin with under-sink storage, wall-mounted LED mirrored cabinet, and a walk-in shower. A double-glazed window to the rear elevation.

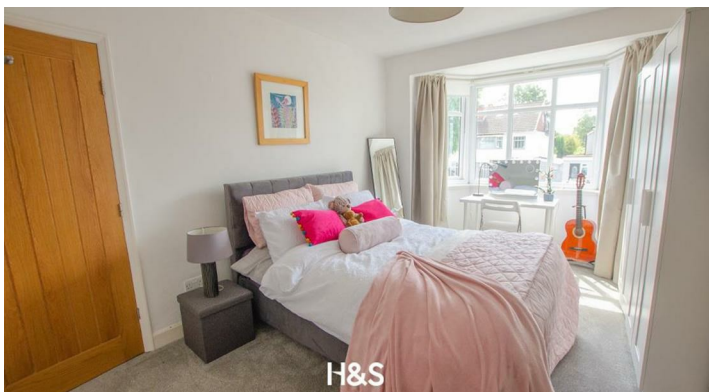
Rear garden

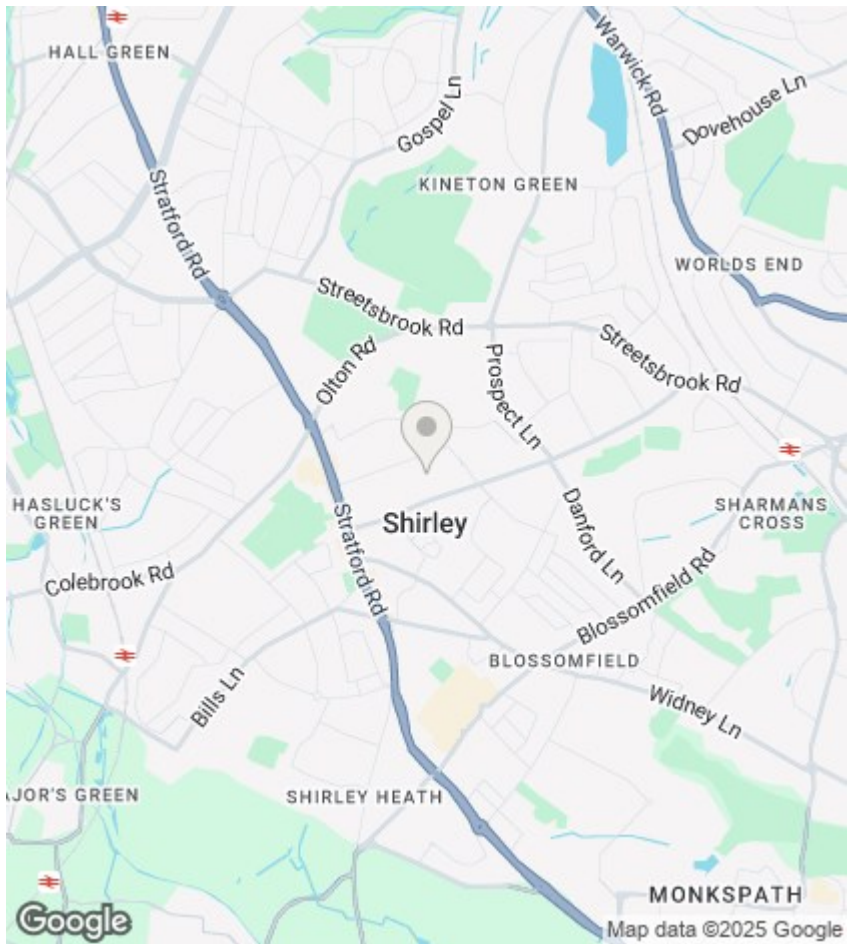
A generous rear garden with a paved patio area and being mainly laid to lawn with well stocked shrub borders.

Location

Crophorne Road in Shirley, Solihull, is a sought-after residential location offering a superb blend of family-friendly amenities, excellent schools, and strong transport links. The area is served by highly regarded schools such as Tudor Grange Academy, making it ideal for families. Residents enjoy easy access to Shirley High Street and Parkgate Shopping Centre, which provide a wide range of shops, cafés, and supermarkets, while nearby parks and leisure centres add to the lifestyle appeal. Commuters benefit from Shirley and Solihull railway stations with direct services to Birmingham and London, as well as quick access to the M42 motorway, making this a well-connected and convenient place to call home.







Directions

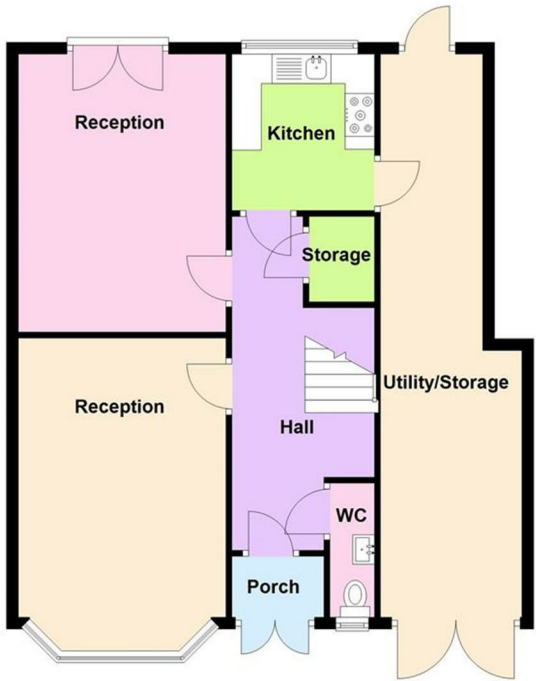
Viewings

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

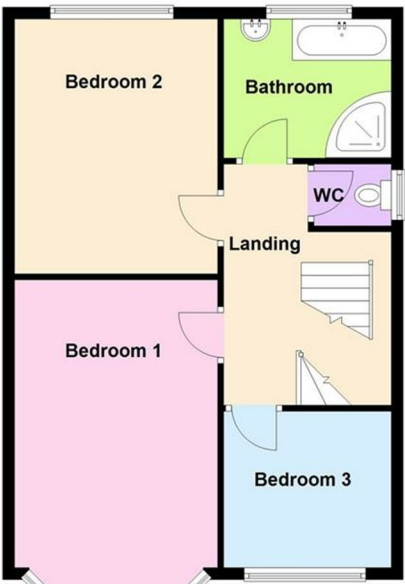
EPC Rating:

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

Ground Floor



First Floor



Second Floor

