



150 Crophorne Road, B90 3JJ

Sale Price £595,000



**Love
Property Co.**

150 Crophorne Road, Shirley, Solihull, B90 3JJ

Tenure - Freehold

EPC Rating – D

Council Tax Band – D

Love Property Co are pleased to offer this lovely must be viewed substantially extended fully refurbished 5 bedroom over 3 floors semi-detached family home currently within Tudor Grange Academy catchment. Comprising of a good size porch open plan extended family kitchen/diner with integrated electric oven/grill, fridge/freezer, microwave, dishwasher, 5 burner gas hob, extractor, utility, lounge, guest WC, modern family bathroom, shower room, large rear garden, garage/store and off-road parking

This property also benefits from wooden laminate flooring on the ground floor, Worcester Bosch central heating system, UPVC double glazing and is set back from the road behind a tarmac driveway providing off road parking for several vehicles

The A34 Stratford Road offers an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park. There are a wide choice of restaurants and hostelrys along the Stratford Road and access through to Shirley Park to Shirley Railway Station which offers commuter services to Stratford upon Avon and Birmingham.

Local junior and infant schooling is catered for at Sharmans Cross Junior School and Blossomfield Infant School, and there is, of course, Our Lady of the Wayside Roman Catholic Junior and Infant School making this an ideal family location. We are advised that senior schooling is currently within the Tudor Grange School catchment although all education facilities are subject to confirmation from the Education Department.

Investment: Rental Value £1,900 per calendar month



PROPERTY MEASUREMENTS:

LOUNGE

15'7" x 10'6" (4.75m x 3.20m)

KITCHEN/DINER

19'8 x 19'11" (6.00m x 6.07m)

UTILITY

13'1" x 4'11" (4.00m x 1.50m)

WC

2'11" x 4'11" (0.88m x 1.50m)

GARAGE/STORAGE

15'8" x 7'4" (4.78m x 2.24m)

BEDROOM ONE (FIRST FLOOR)

13'0" x 11'5" (3.95m x 3.48m)

BEDROOM TWO (FIRST FLOOR)

15'7" x 10'6" (4.75m x 3.20m)

BEDROOM THREE (FIRST FLOOR)

9'1" x 8'2" (2.76m x 2.49m)

BEDROOM FOUR (SECOND FLOOR)

20'9" x 10'11" (6.34m x 3.32m)

BEDROOM FIVE (SECOND FLOOR)

10'1" x 8'7" (3.06m x 2.62m)

FAMILY BATHROOM – (FIRST FLOOR)

5'11" x 6'11" (1.81m x 2.10m)

SHOWER ROOM – (SECOND FLOOR)

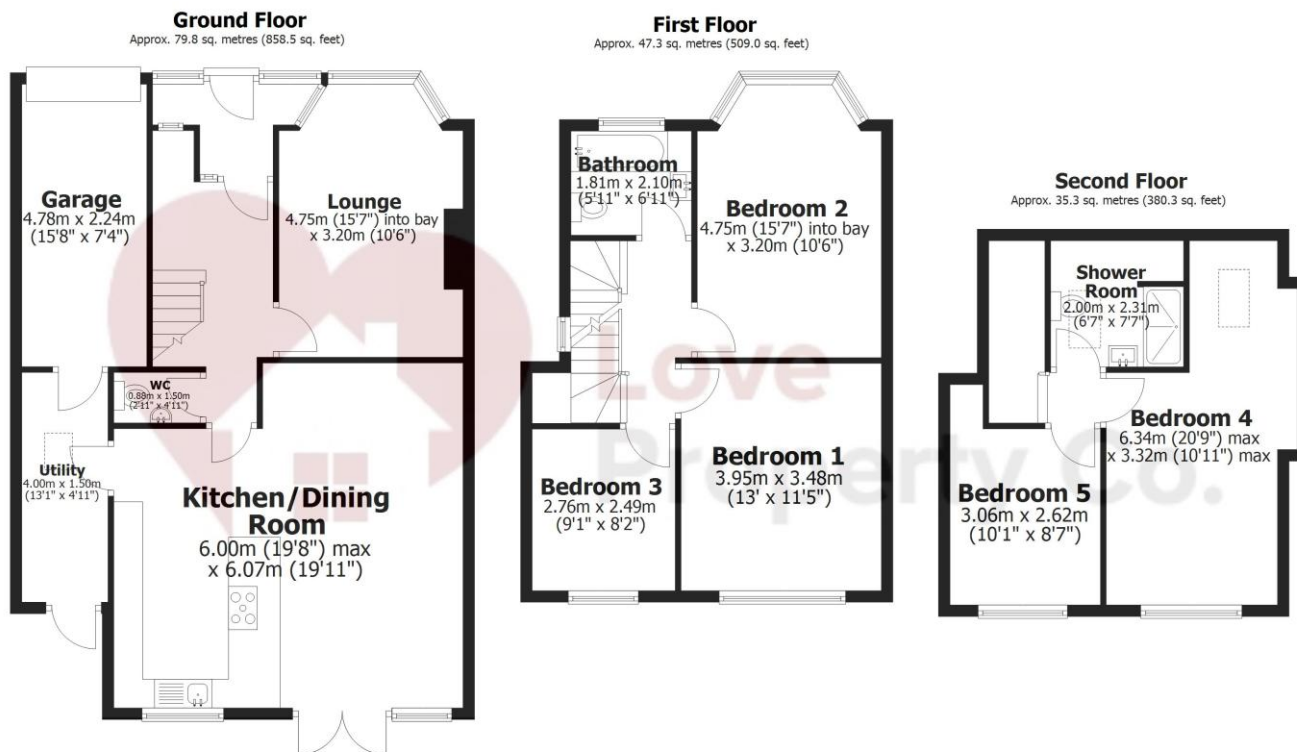
6'7" x 7'7" (2.00m x 2.31m)

TOTAL AREA – 1747.9 sq. feet (162.4 sq. metres)

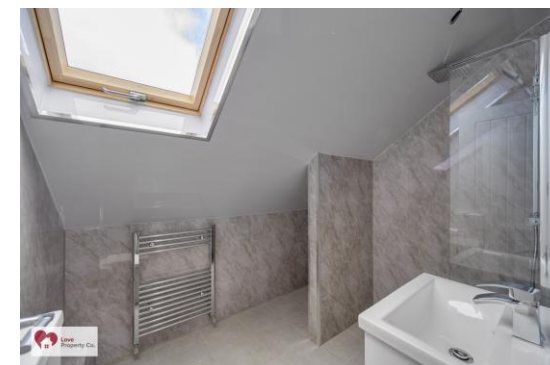
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 162.4 sq. metres (1747.9 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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