



# Croptorne Road, Shirley

## Offers Around £495,000

- DRIVEWAY
- DINING ROOM
- BREAKFAST KITCHEN
- MASTER BEDROOM & EN-SUITE
- FAMILY SHOWER ROOM
- RECEPTION HALLWAY
- EXTENDED LOUNGE
- GROUND FLOOR BEDROOM & WETROOM
- FOUR FURTHER BEDROOMS
- REAR GARDEN

Crophorne Road is conveniently located for the amenities of the Stratford Road in the town centre of Shirley.

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 hosteries along the Stratford Road and access through to Shirley Park and beyond here, down Haslucks Green Road, to Shirley Railway Station which offers commuter services to Stratford upon Avon and Birmingham.

There is a thriving business community in the town centre and this extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks, and beyond here to the junction of the M42 motorway where is sited the Blythe Valley Business Park. A short journey down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

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 on the Stratford Road, 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.

An excellent location therefore for this extended traditional semi detached property which is set back from the road behind a block paved driveway which leads in to double glazed door which open to the

#### **PORCH**

Having double glazed windows and entrance door leading to

#### **HALLWAY**

Having recessed lights, central heating radiator, stairs rising to first floor landing, coved cornicing to ceiling, laminate flooring and doors off to the kitchen, extended lounge, guest cloaks and

#### **DINING ROOM**

**16'2" into bay x 9'9" (4.93m into bay x 2.97m)**



Having double glazed bay window to front aspect, ceiling light point, central heating radiator, coved cornicing to ceiling and laminate flooring

#### **EXTENDED LOUNGE**

**21'5" x 11'5" (6.53m x 3.48m)**

Having double glazed French doors to rear garden, two ceiling light points, central heating radiator and laminate flooring

#### **BEDROOM SIX**

**11'7" x 6'6" (3.53m x 1.98m)**

Having double glazed window to front aspect, double glazed door to front driveway, recessed lights, central heating radiator and door to

#### **EN-SUITE**

Wet room with thermostatic shower with rainfall shower head, low level wc, vanity unit with wash hand basin, recessed lights and chrome heated towel rail

#### **EXTENDED BREAKFAST KITCHEN**

**13'7" max x 17'8" max (4.14m max x 5.38m max)**



Having double glazed window to rear aspect, glazed wooden stable style door to rear garden, a range of wall, base and drawer units with work surface over incorporating ceramic sink and drainer with mixer tap over, five ring gas hob with extractor over, electric oven, space for fridge freezer, space and plumbing for dishwasher, ceiling light points, central heating radiator and door to

#### **PANTRY/UTILITY ROOM**

Having ceiling light point, work surface and space and plumbing for washing machine

#### **GUEST WC**

#### **FIRST FLOOR LANDING**

Having ceiling light point, stairs rising to master bedroom and doors off to the four bedrooms, family shower room and storage cupboard housing the gas central heating boiler

#### **BEDROOM TWO**

**16'1" into bay x 10'5" (4.90m into bay x 3.18m)**

Having double glazed bay window to front elevation, ceiling light point, central heating radiator, coved cornicing to ceiling and laminate flooring

**BEDROOM THREE**  
**12'4" max x 14'7" (3.76m max x 4.45m)**



Having two double glazed windows to front elevation, two ceiling light points, central heating radiator and laminate flooring

**BEDROOM FOUR**  
**9'10" x 11'7" (3.00m x 3.53m)**

Having double glazed window to rear elevation, ceiling light point, central heating radiator and laminate flooring

**BEDROOM FIVE**  
**9'0" max x 8'1" max (2.74m max x 2.46m max)**

Having double glazed window to rear elevation, ceiling light point, central heating radiator and laminate flooring

**SHOWER ROOM**



Having double glazed window to rear elevation, large shower enclosure with thermostatic rainfall shower, low level wc, vanity unit with wash hand basin, recessed lights and chrome heated towel rail

**MASTER BEDROOM**  
**20'6" x 11'0" (6.25m x 3.35m)**



Having Velux style windows to front elevation, double glazed window to rear elevation, two central heating radiators, recessed lights, built in wardrobes, over bed storage cupboards and door leading to

**EN-SUITE**

Having velux style window, panel bath with thermostatic shower over with rainfall shower head, low level wc, vanity unit with wash hand basin, recessed lights and chrome heater towel rail

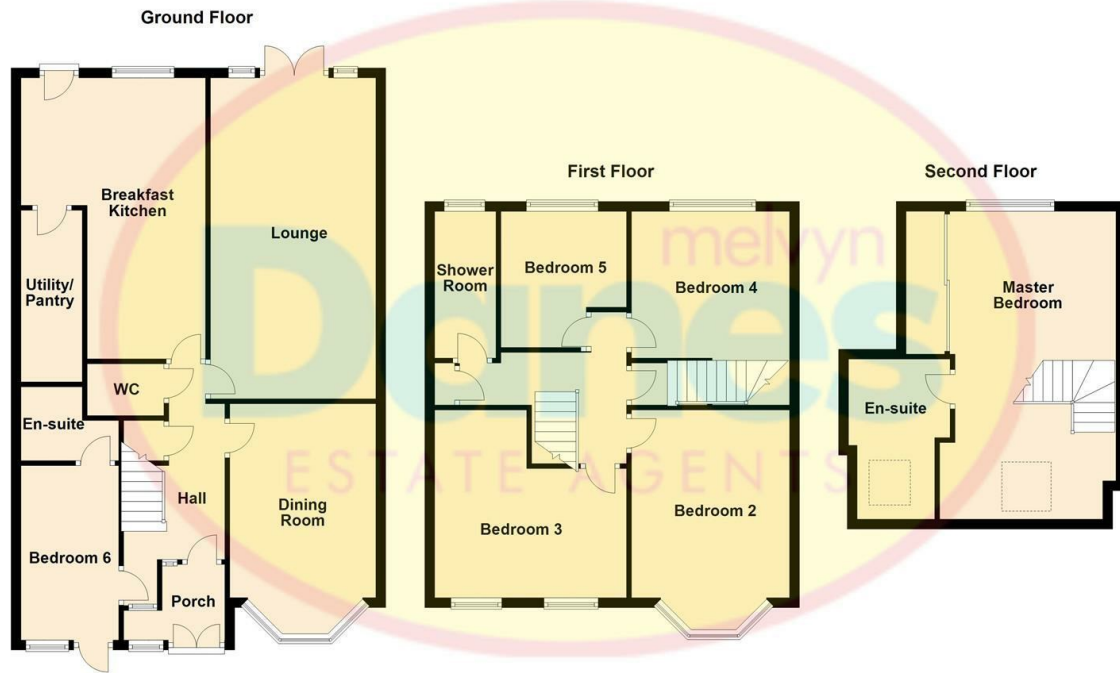
**REAR GARDEN**



Having paved patio with the rest laid mainly to lawn with mature plants, shrubs and trees

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



### TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

### COUNCIL TAX BAND: D

### VIEWING

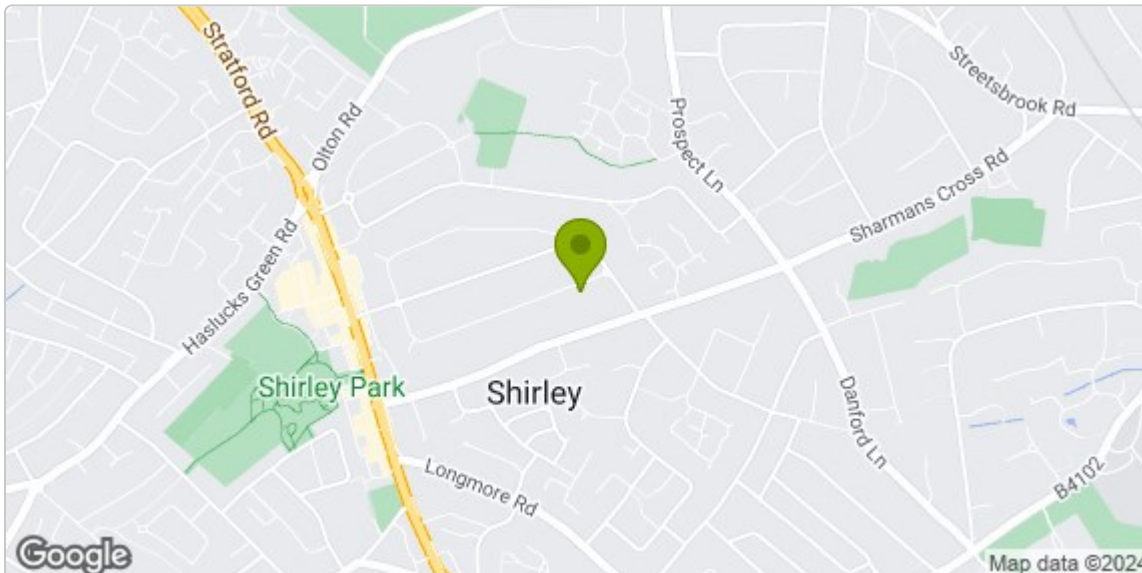
By appointment only please with the Shirley office on 0121 744 2801.

### THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property



Full Postal Address:  
148 Crophorne Road Shirley  
Solihull B90 3JJ

Council Tax Band: D

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>	61	77
(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	

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