



# Croptorne Road, Shirley

## Offers Around £499,950

- RECEPTION HALL & PORCH
- SEPARATE LOUNGE
- UTILITY AREA
- EN SUITE & FAMILY BATHROOM
- LARGE REAR GARDEN
- GUEST CLOAKS WC
- EXTENDED LIVING KITCHEN
- FOUR BEDROOMS
- SIDE GARAGE & DRIVEWAY
- VIEWING ESSENTIAL

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 greatly extended traditional semi detached property which is set back from the road behind a front driveway which leads to double opening double glazed doors which open to the

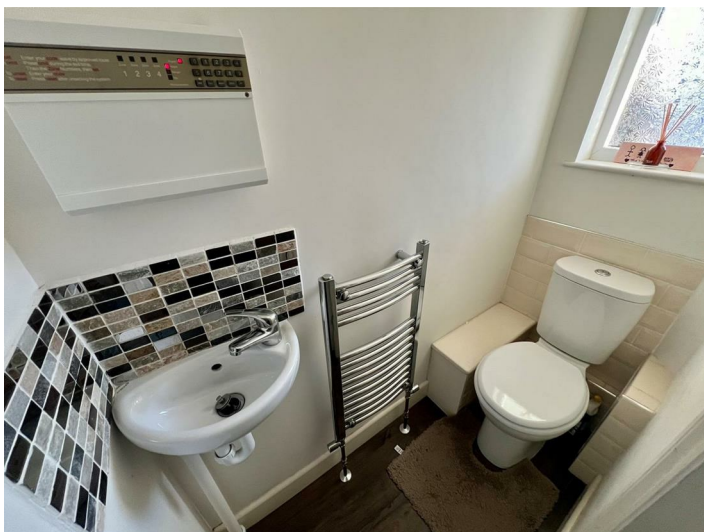
### **PORCH ENTRANCE**

Having UPVC double glazed windows to the front and side, tiled flooring, ceiling light point and 'oak' front door opening to the

### **RECEPTION HALLWAY**

Having ceiling light point, central heating radiator, laminate wooden flooring, staircase rising to the first floor with storage cupboard under, doors to the lounge, dining kitchen and

### **GUEST CLOAKS WC**



Having UPVC double glazed window to the front, ceiling light point, heated towel rail, low level WC and wall mounted wash hand basin

### **LOUNGE**

**15'7" into bay x 10'7" max (4.75m into bay x 3.23m max)**



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and modern recessed living flame effect fire with mantel shelf over

### **SUPERB EXTENDED OPEN PLAN LIVING KITCHEN & DINING**

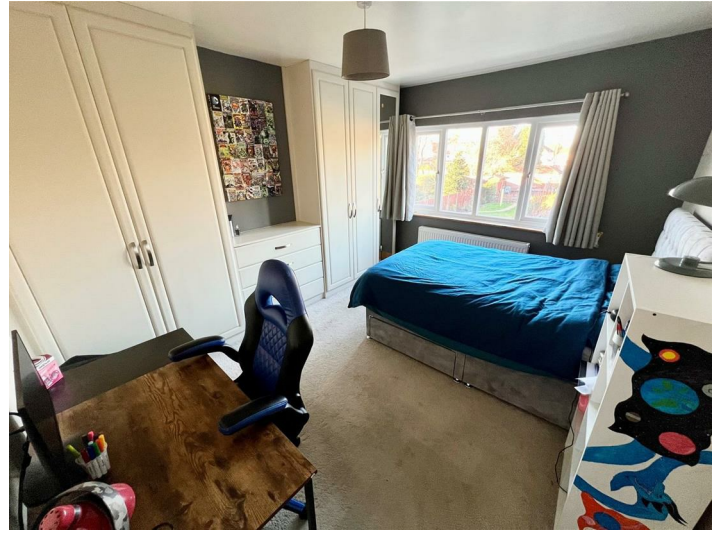
**22'5" x 20'2" max (19'1" min) (6.83m x 6.15m max (5.82m min))**



Having bi-fold double glazed doors and window to the rear garden, two large 'Velux' style rooflights, recessed ceiling spotlights and three ceiling light points, central heating radiator and underfloor heating to the kitchen and dining area, door to the utility, ample space for dining and sitting area, pantry cupboard and being fitted with a comprehensive range of 'Shaker' style wall and base mounted storage units with 'quartz' work surfaces over having undermounted 1.5 bowl sink with mixer tap, inset gas hob with extractor canopy over, integrated electric oven with combination microwave oven over and integrated fridge freezer.



**BEDROOM TWO**  
**13'0" x 11'6" max (3.96m x 3.51m max)**



Having ceiling light point, central heating radiator, UPVC double glazed window to the rear and built in wardrobes providing hanging rail and shelf storage with matching drawer chest



**BEDROOM THREE**  
**16'1" into bay x 10'8" max (4.90m into bay x 3.25m max)**



Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator



**SIDE UTILITY AREA**  
**19'5" x 5'1" (5.92m x 1.55m)**

Having UPVC double glazed door to the rear garden, open access to the garage, ceiling light point, roof light, wall and base mounted storage units with work surfaces over and space with plumbing for an automatic washing machine

**FIRST FLOOR LANDING**

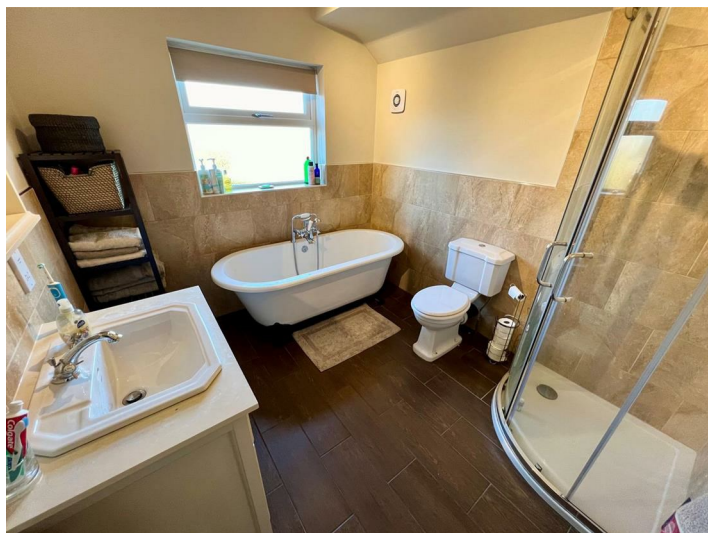
Having UPVC double glazed window to the side, ceiling light point, turned staircase to the second floor and doors opening to three bedrooms and bathroom

**BEDROOM FOUR**  
7'9" x 6'10" (2.36m x 2.08m)



Having UPVC double glazed window to the front, ceiling light point and central heating radiator

**FAMILY BATHROOM**



Having UPVC double glazed window to the rear, two ceiling light points, extractor fan, free standing claw foot bath with telephonic mixer shower attachment over, quadrant shower cubicle, vanity unit with inset wash hand basin, low level WC, heated towel rail, tiled flooring and complementary wall tiling

**SECOND FLOOR LANDING**

Having 'Velux' style rooflight to the front, ceiling light point and door opening to the

**MAIN BEDROOM**  
18'9" x 14'0" max (11'4" min) (5.72m x 4.27m max (3.45m min))



Having 'Velux' rooflight to the front aspect and Juliette style balcony to the rear, recessed ceiling spotlights, central heating radiator, eaves access, built in wardrobes and door opening to the



**EN SUITE SHOWER ROOM**



Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, tiled flooring, tandem

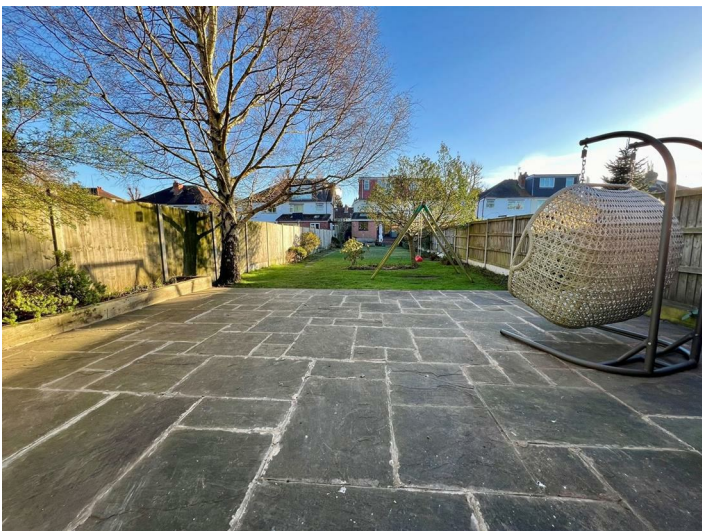
shower enclosure, vanity unit with inset wash hand basin and low level WC

## OUTSIDE

### LARGE REAR GARDEN



Having a raised patio area with lower level flat lawn having edged borders and stepping stone style pathway leading to the rear with an additional patio area housing the garden shed. The whole garden is enclosed by fencing to the surround.



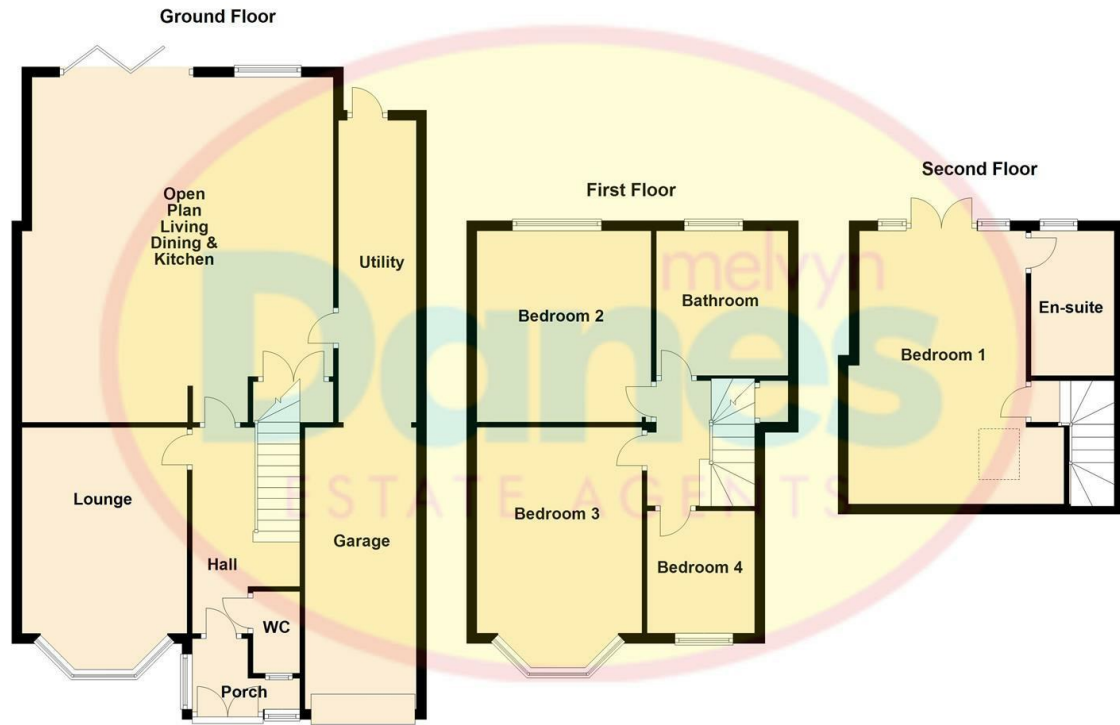
### SIDE GARAGE

**16'1" x 7'4" (4.90m x 2.24m)**

Having up and over door to the front driveway, light and power

## 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:**  
55 Cropthorne Road Shirley  
Solihull B90 3JW

**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>		84
(69-80) <b>C</b>	68	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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