



Cranmore Boulevard, Shirley

Offers Around £250,000

- END TERRACE
- LOUNGE
- CONSERVATORY
- BATHROOM
- GARAGE TO REAR
- HALLWAY
- KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- NO UPWARD CHAIN

Cranmore Boulevard links Widney Lane with the main A34 Stratford Road. Close by are both Widney Junior School and Cranmore Infant School. A walk of approximately a mile from here will bring you to Alderbrook Senior School, in whose catchment we are advised the property falls, subject to confirmation from the Education Authority, and also nearby, in Whitefields Road, is St Augustines Roman Catholic Junior and Infant School, and St Peters Roman Catholic Senior School and Sixth Form College.

Close to the junction with Marshall Lake Road and Longmore Road, are local shops, and further local shopping will be found on the corner of Cranmore Road at its junction with Marshall Lake Road. At the opposite side of this junction is access into the Retail Park, and of course the main Stratford Road provides a comprehensive array of shops ranging from small speciality and convenience stores to a choice of major supermarkets.

Regular bus services operate along Marshall Lake Road and Stratford Road giving access to the centre of Solihull and also into the City of Birmingham and its outlying suburbs. Travelling by car along the A34 Stratford Road, a journey of less than three miles will bring you to the junction of the M42 motorway. On this junction is sited the expanding Blythe Valley Business Park, which complements the existing business premises which are sited on Cranmore Boulevard and encompass the Cranmore, Widney, Monkspath and Solihull Business Parks.

An ideal location therefore for this traditional end terrace house which sits back from the road behind a front garden, a glazed entrance door opens to the

HALLWAY

Having ceiling light point, wall mounted gas heater, storage cupboard, stairs rising to first floor landing and door to

LOUNGE

16'0" into bay x 14'1" max (4.88m into bay x 4.29m max)



Having double glazed bay window to front aspect, wall mounted lights, gas fire, coved cornicing to ceiling, door to under stair storage and sliding door to

KITCHEN

6'6" x 14'1" (1.98m x 4.29m)



Having double glazed window to rear aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer, space for cooker and door to

CONSERVATORY

8'0" x 14'6" (2.44m x 4.42m)



Having wall light, double glazed windows, space and plumbing for washing machine and tumble dryer and double glazed door to rear garden

OUTSIDE WC

Having ceiling light point and high level wc

FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point, loft access and doors off to the three bedrooms and bathroom

BEDROOM ONE
10'10" x 10'1" (3.30m x 3.07m)



Having double glazed window to front elevation and ceiling light point

BEDROOM TWO
9'11" x 10'9" max (3.02m x 3.28m max)



Having double glazed window to rear elevation and ceiling light point

BEDROOM THREE
7'2" x 7'2" (2.18m x 2.18m)

Having double glazed window to front elevation and ceiling light point

BATHROOM



Having double glazed window to rear elevation, panel bath with electric shower over, low level wc, pedestal wash hand basin, airing cupboard and ceiling light point

OUTSIDE

REAR GARDEN



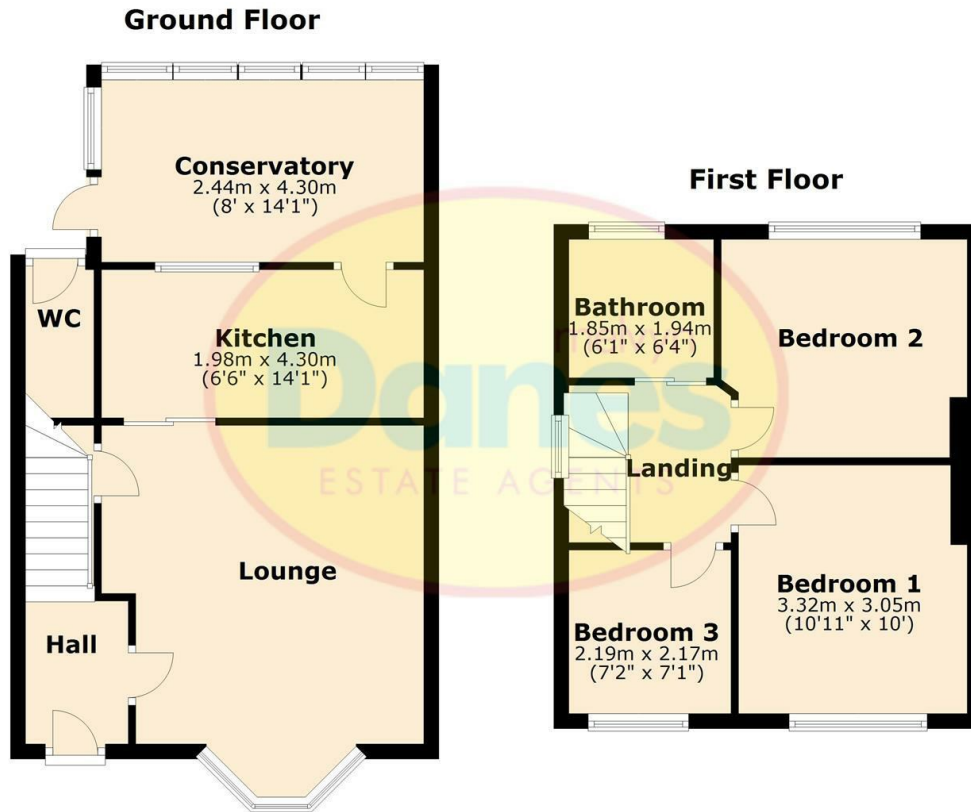
Having paved patio with the rest laid mainly to lawn and path leading to

GARAGE
18'3" x 9'2" (5.56m x 2.79m)

Having double doors to the rear, courtesy door to rear garden, 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.



COUNCIL TAX BAND: B

TENURE: We are advised that the property is Freehold

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
110 Cranmore Boulevard
Shirley Solihull B90 4RU

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	16	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk