



smarthomes

**Croptome Road**

Shirley, Solihull

- An Extremely Well Presented & Extended Traditional Semi Detached
- Three Bedrooms
- Open Plan L Shaped Extended Kitchen/Family Room
- Re-Fitted Four Piece Bathroom
- Offering Potential To Extend Further (STPP)
- Currently Within Tudor Grange Catchment Area

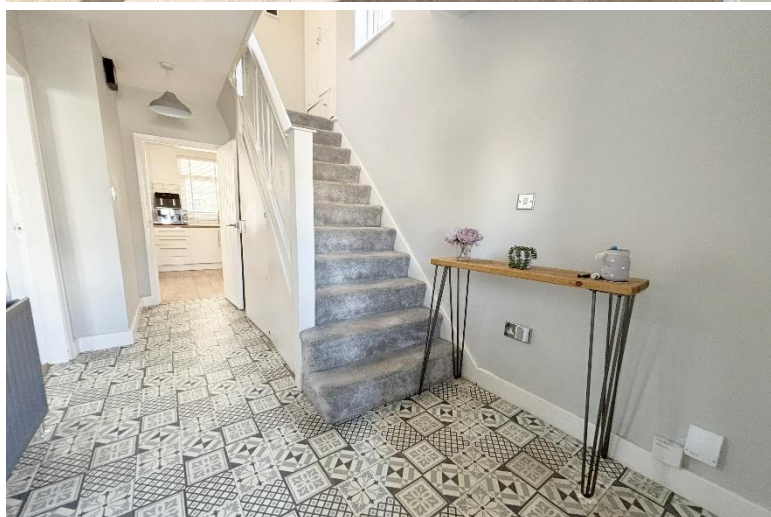
**£425,000**

Current EPC Rating 61 (D)

Current Council Tax Band D





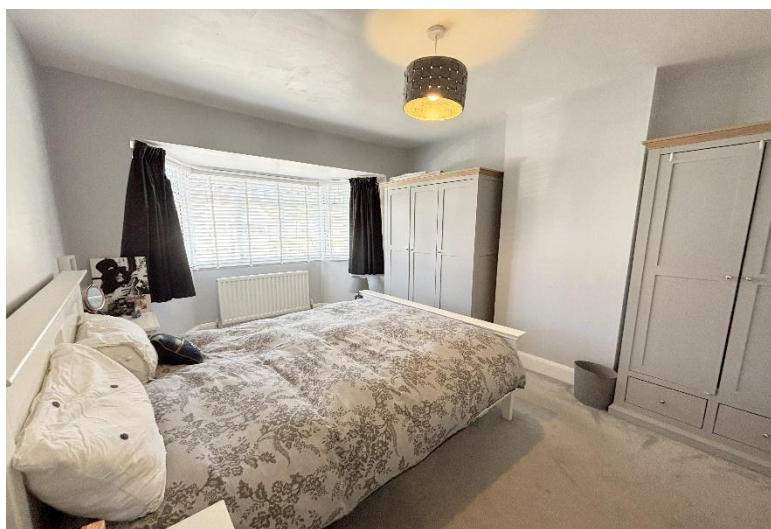
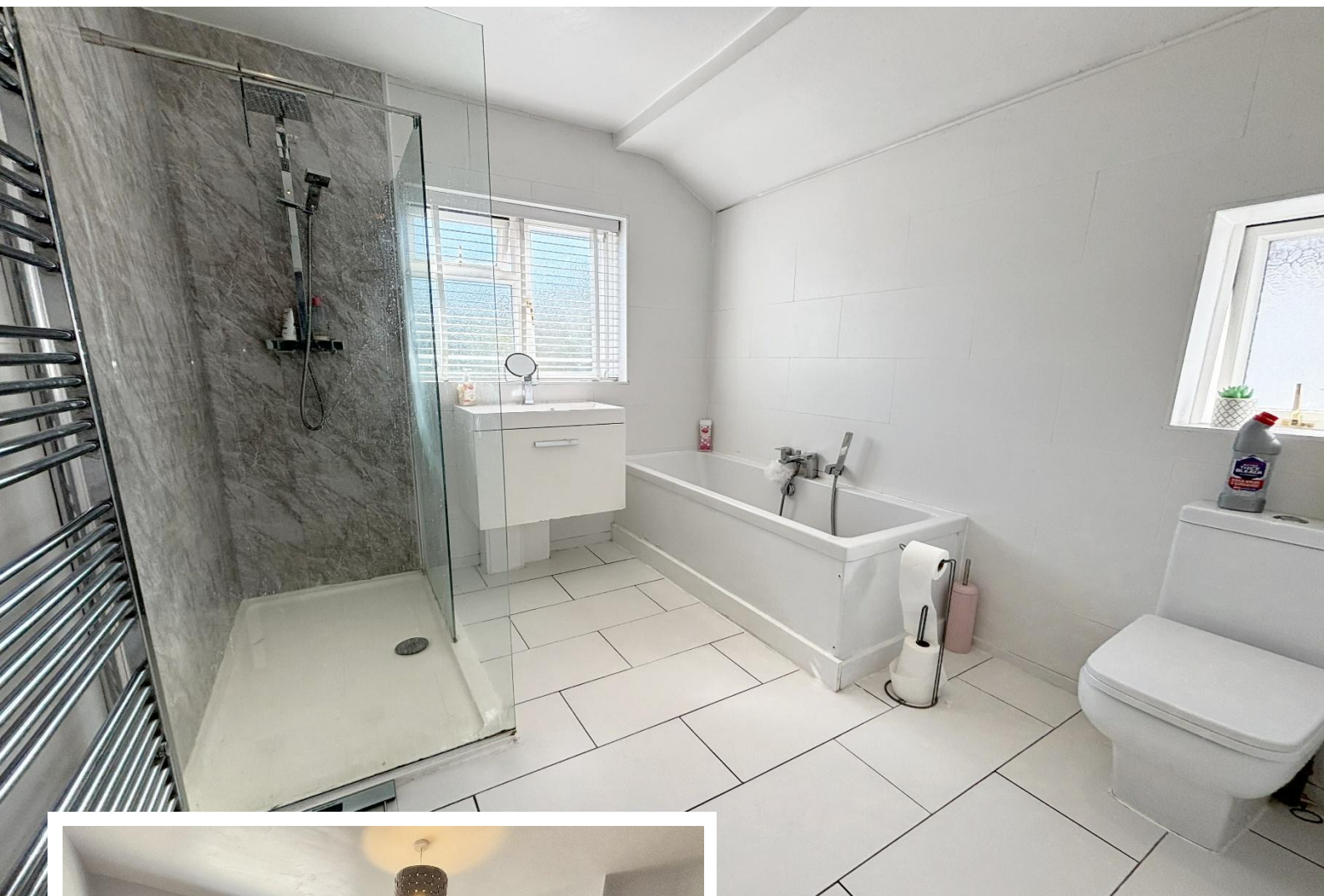


## Property Description

An extremely well presented and extended traditional semi detached property offering potential to extend further (STPP) three bedrooms, spacious lounge, open plan extended L shaped kitchen/family room, re-fitted four piece bathroom, guest WC, utility, large south facing rear garden, garage and off road parking

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.





## Rooms & Measurements

### Entrance Hall

Spacious Lounge to Front - 3.3m x 4.8m (10'10" x 15'9" (into bay)

Open Plan L Shaped Kitchen Family Room - 7.11m x 5.64m (23'4" (max) x 18'6" (narrowing to 13' 0"))

### Utility Room

### Guest WC

Bedroom One to Front - 4.95m x 3.23m (16'3" x 10'7")

Bedroom Two to Rear - 3.96m x 2.95m (13'0" x 9'8" (to wardrobe)

Bedroom Three to Front - 2.11m x 2.67m (6'11" x 8'9")

Re-Fitted Four Piece Family Bathroom to Rear

Garage/Store - 2.49m x 2.03m (8'2" x 6'8")

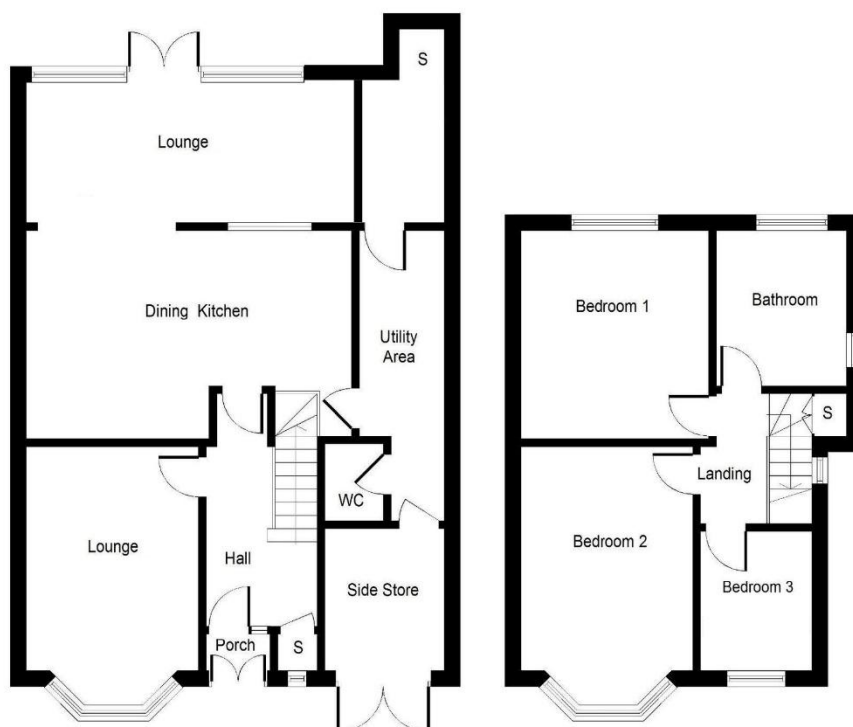
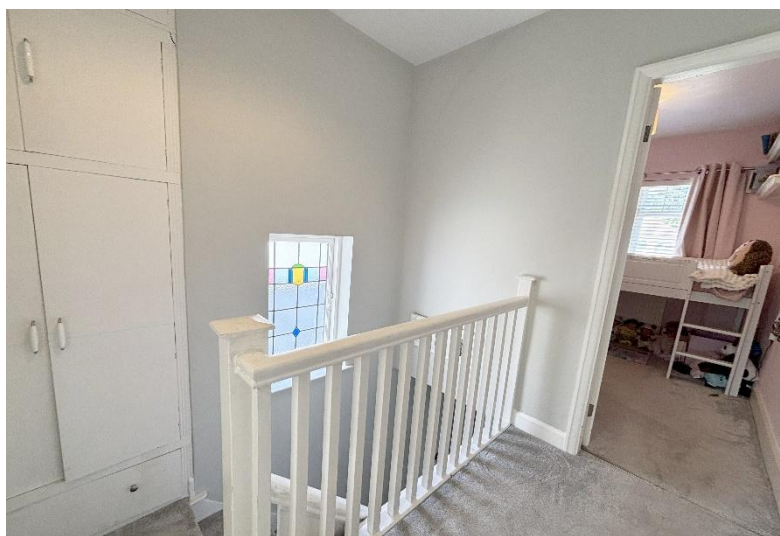
### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by vendor

Current council tax band – D





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.