



EARLES
TRUSTED SINCE 1935



62 Cranmore Road,
Shirley, Solihull, B90 4PT
Offers In Excess Of £275,000

An excellent opportunity to acquire a traditional semi-detached home offering considerable scope for modernisation and extension (subject to planning permissions). In brief, the accommodation comprises; three bedrooms, family shower room, good-sized living room, breakfast kitchen, and ample storage. Externally, the property benefits from driveway parking to the front and a pleasant South-West facing garden at the rear.

The sought-after area of Shirley offers a wide range of amenities and excellent transport links. The High Street features a mix of major retailers, independent stores, and a variety of restaurants and public houses. Regular bus services provide convenient connections to Solihull and Birmingham City Centre, while nearby railway stations offer direct services to Birmingham, London (Marylebone), Stratford-upon-Avon and Worcester. The National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within an approximate 25-minute drive, and the nearby M42 provides easy access to the M5, M6 and M40 motorway networks. The area is also well served by highly regarded schools for all age groups, including public and private schools for both boys and girls. In addition, the nearby town of Solihull offers further shopping, leisure and dining facilities, including the popular "Touchwood" shopping centre and "Tudor Grange" leisure centre.



This property is set back from the road behind a lawned foregarden and a gravelled driveway, which provides parking for two motor cars. To the side of the property, a timber pedestrian gate gives access to the rear garden. A paved pathway and steps lead to the front door (with canopy porch above), which opens into:

Entrance Hall

8'2" x 4'0" (2.49m x 1.24m)

With staircase rising to the first floor and radiator. Door into:

Living Room

14'7" (into bay window) x 13'11" (4.45m (into bay window) x 4.25m)

With UPVC double glazed walk-in bay window to the front, feature fireplace with wooden surround and inset coal effect fire, and radiator. Door into:

Breakfast Kitchen

17'3" (max) x 8'11" (5.27m (max) x 2.72m)

With UPVC double glazed windows to the rear, part glazed door leading to the rear garden, a range of wall, drawer and base units with splashback surround and work surface over, inset stainless steel sink with draining board and mixer tap over, built-in electric double oven and grill, inset 4-ring induction hob with extractor fan over, integrated fridge-freezer, integrated dishwasher, space for a breakfast table and chairs, wall mounted the gas-fired boiler, and radiator. Door into:

Large Storage Cupboard

5'5" x 4'6" (max) (1.66m x 1.38m (max))

First Floor Landing

6'11" x 5'8" (2.13m x 1.73m)

With hatch giving access to the loft space. Door into:

Bedroom One

12'3" x 9'8" (3.75m x 2.96m)

With UPVC double glazed window to the front.

Bedroom Two

9'8" x 8'11" (2.96m x 2.72m)

With UPVC double glazed window to the rear and built-in wardrobe.

Bedroom Three

9'0" x 7'1" (2.75m x 2.16m)

With UPVC double glazed window to the front.

Family Shower Room

6'11" x 5'8" (2.13m x 1.73m)

With obscure UPVC double glazed window to the rear, 3-piece suite comprising; large walk-in shower cubicle with sliding glazed door and electric shower unit over, low level WC, vanity unit with inset wash hand basin and mixer tap over, tiling to all walls to full height, and chrome ladder-style heated towel rail.

South-West Facing Rear Garden

A long rear garden with paved patio and lawned area, being bound by timber fencing to three sides.

Additional Information

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 1,000 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE, Three and Vodafone being rated 'Good outdoor and in-home' and O2 being rated 'Good outdoor'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Solihull Metropolitan Borough Council - Band C

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity, gas, and water are connected to the property. The heating is via a gas-fired boiler, which is located in the breakfast kitchen.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

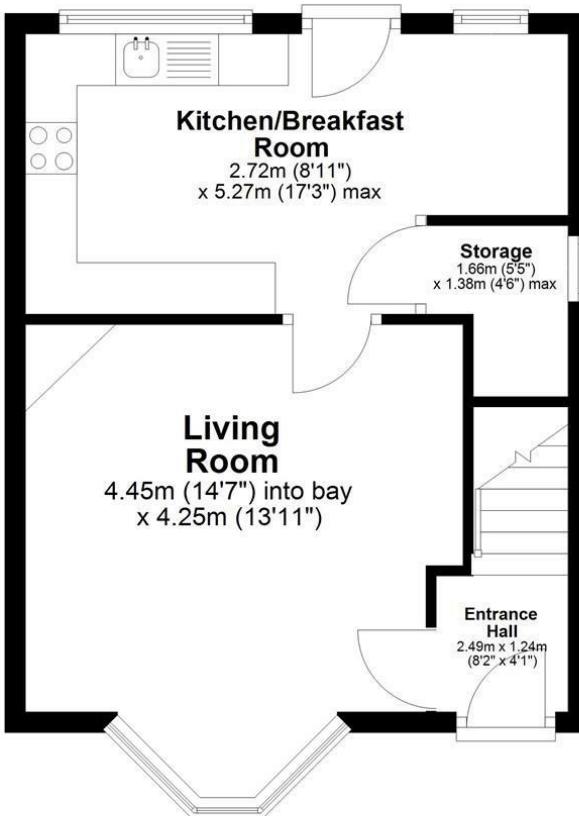
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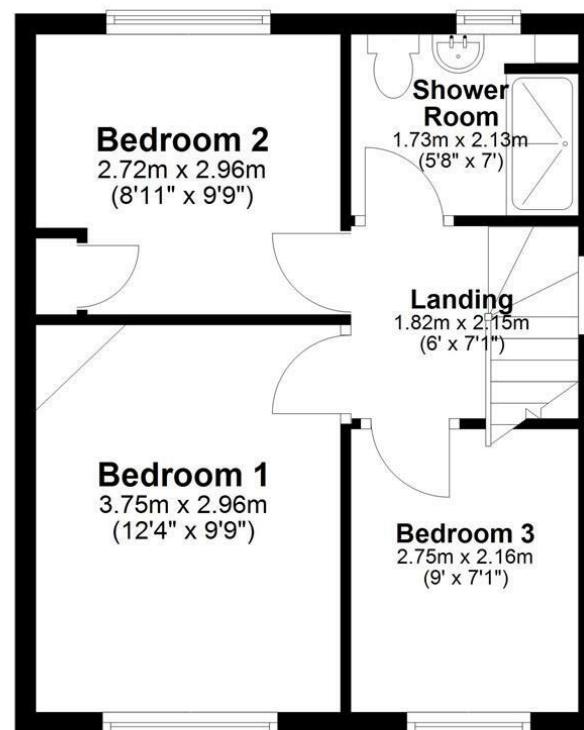
Ground Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



Total area: approx. 69.1 sq. metres (744.0 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
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