



Crophthorne Road, Shirley, Solihull

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## Property Description

Located in a sought after tree-lined street. Step into this delightful three bedroom, semi-detached 1930s period property, brimming with original features and charming stained glass windows. The first reception room is bathed in light from the wonderful bay window. Whilst the larger, extended second reception room has a picture window and french doors going out onto the beautiful garden. This includes a patio, large lawned area, greenhouse, summerhouse and vegetable garden, together with mature trees and shrubs.

A good utility space enhances the practicality of this family home. Outside the large rear garden offers plenty of room for recreation, whilst the front driveway provides off-road, paved parking and leads to a garage equipped with an EV charger.

With lots of potential to make it your own, this property is ideally located near excellent primary and secondary schools. We are advised that the property is in the Tudor Grange School Solihull catchment area (education provision is subject to confirmation by the Local Authority).

Crophorne Road boasts great transport links with the A34, M42 and Solihull town centre within easy reach.

## Entrance Porch

Stained glass windows

## Entrance Hall

Porch, radiator and storage housing gas and electric meters, and side cloakroom complete with stained glass windows to the front.

## Front Reception Room

Double glazed bay window to the front, radiator, gas fire and original 1930s mantelpiece and fire-surround.

## Extended Rear Reception Room

French doors to patio, picture window, open fire and radiator.

## Kitchen

Kitchen comprising of a range of wall and base units sink and drainer, oven with hob and extractor fan. Pantry and double glazed window.

## Utility

Skylight, fitted storage, Belfast sink, tiled and french door to patio, radiator. Useful walk-in storage cupboard.

## Landing

Side stained glass window and cloakroom

## Bedroom One

Double glazed window to rear, built-in wardrobes and radiator.

## Bedroom Two

Double glazed bay window, built-in storage and wardrobe, radiator.

## Bedroom Three

Double glazed window to front and radiator.

## Bathroom

Bath with overhead shower, wash hand basin and vanity double glazed window to rear. WC and radiator.

## Separate W.C

W.C and double glazed window to side.

## Loft Space

Partially boarded

## Rear Garden

Patio, coal shed, path, green space, vegetable garden, summerhouse, greenhouse, a variety of mature trees and shrubs

## Garage

Pitched roof, EV charger, storage, UPVC side-hung garage doors to the front



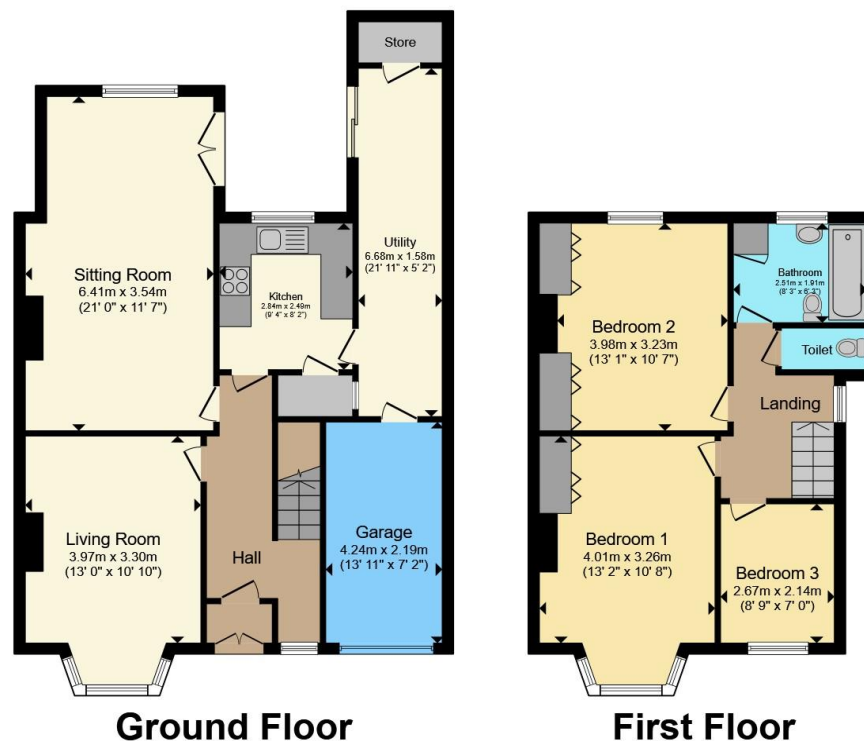












Total floor area 125.6 m<sup>2</sup> (1,352 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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