



Cranmore Boulevard Shirley SOLIHULL B90 4RU

for sale offers over
£325,000



Property Description

We are pleased to present this well-positioned three-bedroom end-terrace home on the popular Cranmore Boulevard, just off Widney Lane and within the catchment area of highly regarded local schools. Offered for sale with no onward chain, this property is ideal for a range of buyers.

The accommodation comprises an entrance hallway, a bright front-facing lounge, and an extended kitchen diner with access to the rear garden. The extension also benefits from a utility area and separate shower room.

Upstairs are three well-proportioned bedrooms and a family bathroom.

Externally, the property offers a generous rear garden, a front driveway providing off-road parking, and a rear garage.

Ideally located close to local amenities, parks and transport links, with easy access to Solihull, Shirley and Birmingham.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Approach

Block paved driveway providing off-road parking.

Hallway

Front Door, door to living room, central heating radiator, stairs to first floor

Living Room

Double glazed bay window to front, central heating radiator, built in storage cupboard.

Kitchen Diner

Range of wall-based units both above and below with work surface over incorporating 1 ½ sink drainer with mixer taps, gas hob with electric oven and air filter above. Island with breakfast bar and work surface over. Tiled to splash zone areas, tiled to flooring, central heating radiator.

Utility Room

Wood effect work top with space and plumbing for appliances, central heating radiator, door to rear garden.

Downstairs Shower Room

Obscure double-glazed window to side. Heated towel rail, W.C with bidet tap, wash basin with mixer taps, walk in corner shower. Central heating boiler.

Landing

Double glazed window to side, loft access. Doors off to

Bedroom One

Double glazed window to front aspect, central heating radiator, built in fitted wardrobes.

Bedroom Two

Double glazed window to rear aspect, central heating radiator, built in fitted wardrobes.

Bedroom Three

Double glazed window to front aspect, central heating radiator.

Shower Room

Obscure double-glazed window to rear, ceiling spotlights, W.C with bidet tap, wash basin with mixer taps and vanity unit. Walk in shower cubicle, heated towel rail. Tiled to



walls and floor.

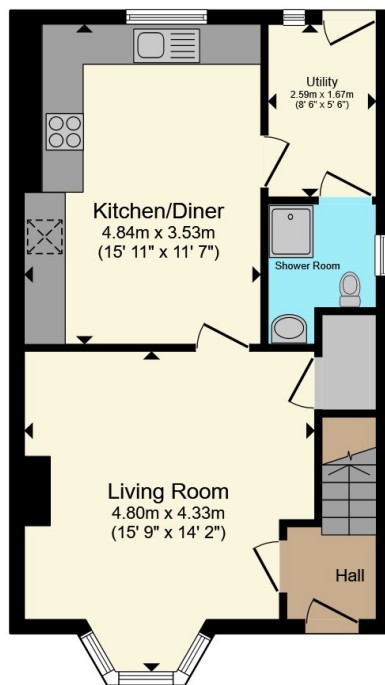
Rear Garden

Block paved patio, laid to lawn

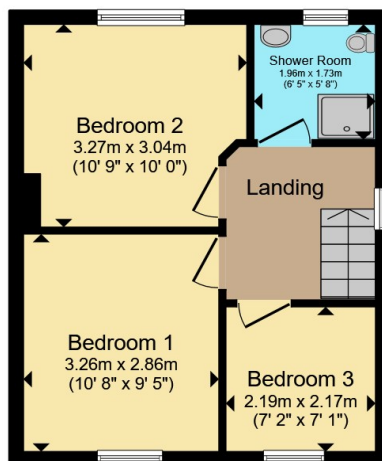
Agent Note

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Ground Floor



First Floor

Total floor area 79.9 m² (860 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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183 Stratford Road Shirley
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI209080



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