



smarthomes

Croptome Road

Shirley, Solihull

- A Substantially Extended Five Semi Detached Property
- Four First Floor Bedrooms & Loft Room
- Two Reception Rooms
- Superb Extended Open Plan Kitchen/Family Room
- Luxury Four Piece Bathroom
- South Facing Rear Garden
- Currently Within Tudor Grange Catchment Area

Offers Over £535,000

Current EPC Rating - D

Current Council Tax Band - D





Property Description

A substantially extended five bedroom semi detached property benefiting from accommodation over three floors with four first floor bedrooms, loft bedroom, two reception rooms, superb extended open plan kitchen/family room, guest WC, utility room, four piece luxury bathroom, 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 spoiled 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

Re-Fitted Guest WC

Reception Room One to Front - 3.25m x 4.78m (10'8" x 15'8")

Reception Room Two - 3.61m x 4.19m (11'10" x 13'9")

Superb Open Plan Kitchen Family Room to Rear - 8.71m x 5.72m (28'7" (max) narrowing to 18' 0" x 18'9")

Utility Area

Master Bedroom to Rear - 4.01m x 2.79m (13'2" x 9'2")

Bedroom Two to Front - 4.09m x 3.25m (13'5" x 10'8")

Extended Dual Aspect Bedroom Three to Front - 4.8m x 2.06m (15'9" (max) x 6'9")

Bedroom Four to Front - 2.44m x 2.13m (8'0" x 7'0")

Superb Re-Fitted Four Piece Bathroom Suite to Rear

Bedroom Five - 3.63m x 4.47m (11'11" x 14'8")

Garage - 4.93m x 2.13m (16'2" x 7'0")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges

Current council tax band – D



Total area: approx. 184.6 sq. metres (1986.9 sq. feet)

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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 and 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.