



Crothorne Road

SOLIHULL

Offers Over
£400,000



4 Bedroom Semi Detached House

Features.

- FOUR BEDROOMS
- MAIN BATHROOM AND DOWNSTAIRS WC
- LOUNGE, SITTING ROOM AND PLAY ROOM
- EXTENDED KITCHEN/DINER AND UTILITY
- STUDY WITH EXTERNAL ENTRY DOOR
- GOOD SIZED REAR GARDEN
- DRIVEWAY
- TUDOR GRANGE ACADEMY CATCHMENT

Description.

A well located and extended four bedroom semi detached house, located within Tudor Grange Academy catchment area, offered with two reception rooms plus play room, study with separate external entry door, kitchen/diner, good sized rear garden and off road parking situated in Shirley, Solihull.

The accommodation which benefits from an extension to the rear lower ground plus a loft conversion, in brief, features:- Driveway, Storm Porch, Hallway with 2 x Storage Cupboards, Lounge with Bay Window and Feature Fireplace, Sitting Room with Feature Fireplace, Kitchen/Diner with Patio Doors to Rear Garden, Spacious Utility Room with Rear Access, Play Room, Study with Private Access ideal for Business Use or Self Contained Further Bedroom, Downstairs WC, Stairs to First Floor Landing with Storage Cupboard, Master Bedroom with Feature Bay Window and In Built Wardrobes, Double Bedroom Two with In Built Wardrobe, Bedroom Three with In Built Wardrobe, Family Bathroom with Separate Corner Bath and Walk-In Shower Enclosure and finally Stairs to Loft Conversion/Double Bedroom Four.

Outside the property enjoys a good sized rear garden mainly laid to lawn with initial decked patio to hedges and fenced boundaries.

Croptorne Road is situated in a popular and convenient location for many of the amenities in Solihull, and benefits from being within catchment for Tudor Grange Academy. Within Shirley there are a selection of local shops as well as Doctors, Dentists and eateries nearby. Solihull town centre offers an excellent choice of shopping facilities including Touchwood and John Lewis department store. There is easy road access via the A34 to the M42 motorway, NEC, Birmingham International Airport and train station.



Room Dimensions.

Hall

Downstairs WC

Lounge: 12' 11" x 10' 7" (3.95m x 3.25m)

Sitting/Dining Room: 22' 9" x 11' 6" (6.95m x 3.52m) max

Kitchen: 14' 8" x 7' 10" (4.48m x 2.40m)

Play Room: 9' 1" x 8' 2" (2.78m x 2.50m)

Utility Room: 24' 5" x 4' 9" (7.45m x 1.45m)

Study: 15' 1" x 6' 10" (4.62m x 2.10m)

Stairs To First Floor Landing

Master Bedroom: 12' 11" x 10' 7" (3.95m x 3.25m)

Bedroom Two: 12' 11" x 11' 9" (3.95m x 3.60m) max

Bedroom Three: 9' 6" x 6' 11" (2.90m x 2.12m)

Bathroom: 9' 3" x 8' 2" (2.82m x 2.50m)

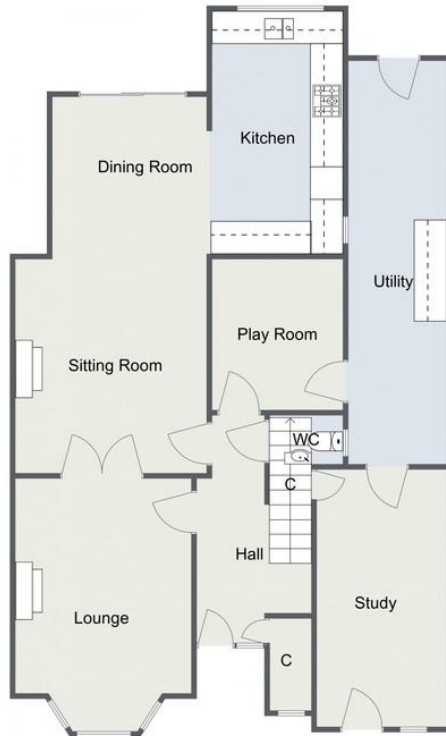
Stairs to Loft Room

Loft Room: 15' 0" x 12' 2" (4.58m x 3.72m)



Crothorne Road, Shirley

Ground Floor



First Floor



Second Floor



Total Area Approx:
157 sq metres (1690 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: C

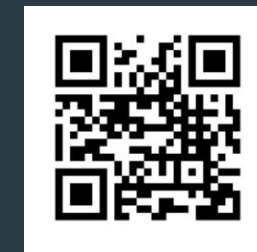
COUNCIL TAX BAND: D

TENURE: Freehold

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For more information on this house or to arrange a viewing please call the Shirley office on:

0121 745 5888

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Alternatively, you can scan below to view all of the details of this property online.



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450 Stratford Road
Shirley
Solihull
West Midlands
B90 4AQ