

smarthomes

Cranmore Road

Shirley, Solihull

- A Two Double Bedroom Mid-Terrace Property
- Fitted Breakfast Kitchen & Modern Family Bathroom
- South/Westerly Facing Rear Garden & Driveway Parking
- Situated in a Most Convenient Location

£275,000

Current EPC Rating - D

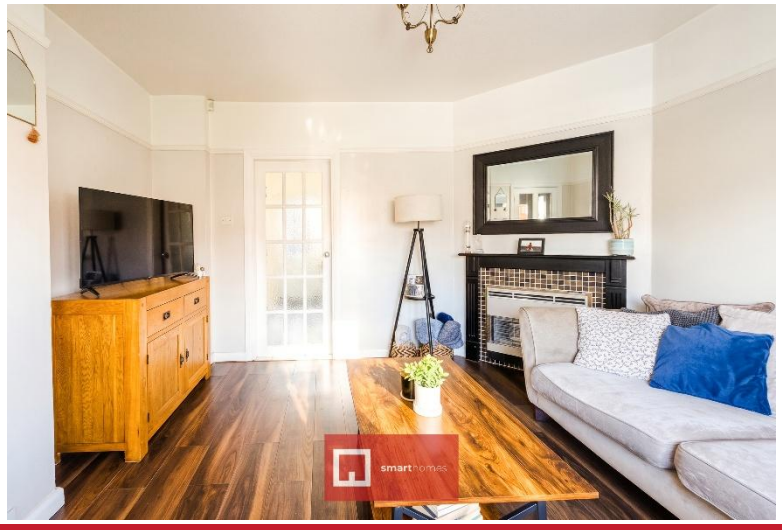
Current Council Tax Band - C









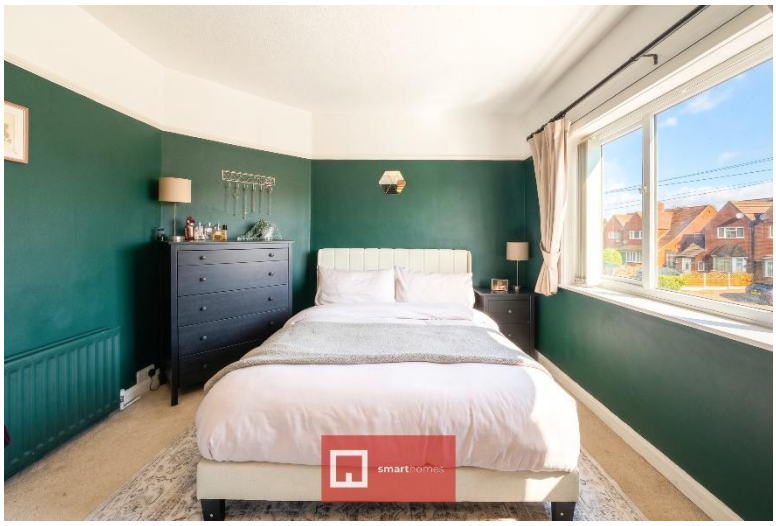


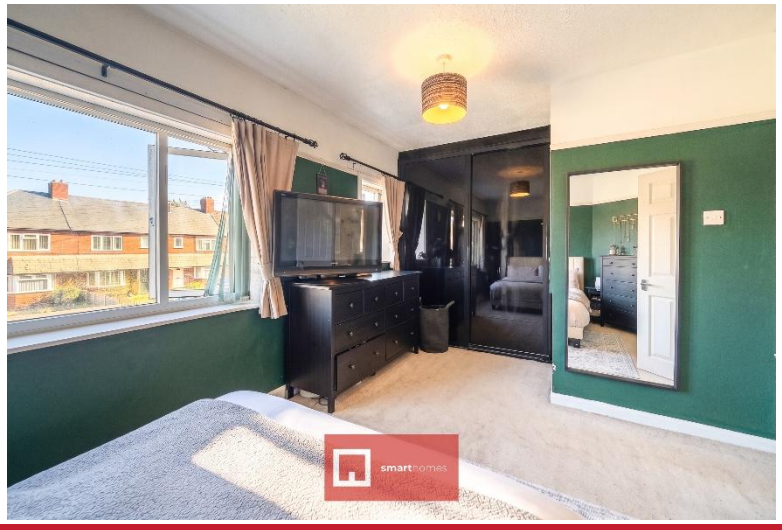
Property Description

A well presented two bedroom mid-terrace property benefiting from a spacious lounge, kitchen/breakfast room, large master bedroom with fitted wardrobes, second double bedroom, modern family bathroom, South/Westerly facing rear garden, off-road parking, double glazing and gas central heating

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 spoilt 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

Lounge to Front 3.45m x 4.11m (11'4" x 13'6" (into bay)

Kitchen/Breakfast Room to Rear 2.79m x 4.9m (9'2" x 16'1")

Bedroom One to Front 5.38m x 3.17m (17'8" (into wardrobe) x 10'5")

Bedroom Two to Rear 2.72m x 2.95m (8'11" x 9'8")

Family Bathroom to Rear

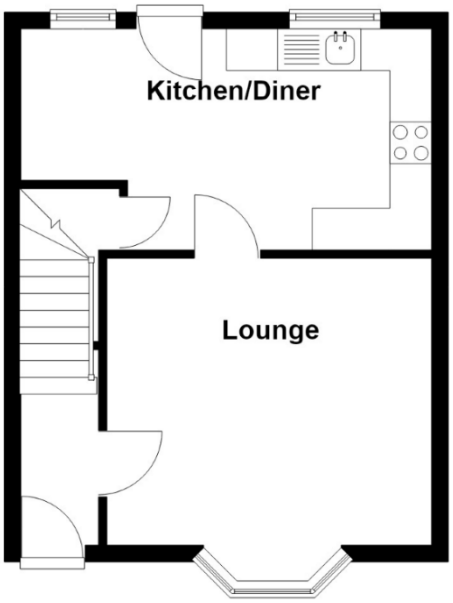
Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – B





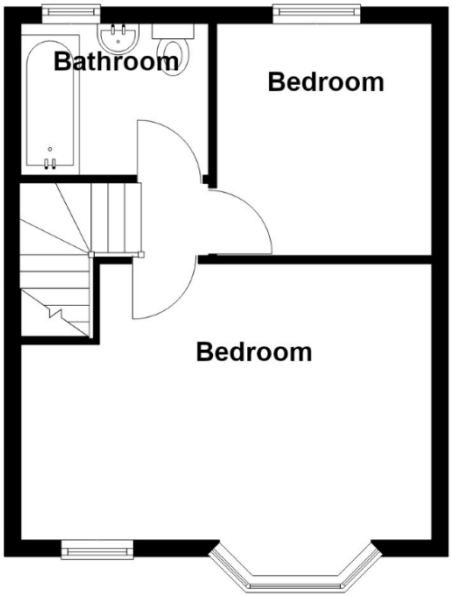
Ground Floor

Approx. 30.7 sq. metres (330.8 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.2 sq. feet)



Total area: approx. 61.5 sq. metres (661.9 sq. feet)

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Solihull
B90 3DN

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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 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.