



6 CROPTHORNE ROAD, SHIRLEY, SOLIHULL, B90 3JN

PURCHASE PRICE £335,000





PROPERTY OVERVIEW

Situated within the Tudor Grange Academy catchment area, a fantastic opportunity to purchase this impressive three bedroom extended semi detached, which must be viewed internally to be appreciated. The property benefits from gas central heating, UPVC double glazing and has the added attraction of a superb large extended breakfast kitchen. The property is well located for local shops, schools and public transport, has easy access to Solihull town centre, Birmingham International airport and railway station. The accommodation briefly comprises of: - enclosed porch, entrance hall, two reception rooms, breakfast area, Large extended breakfast kitchen, utility area, three bedrooms, bathroom, garage and large established rear garden. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the tarmac driveway.

ENCLOSED PORCH

With UPVC double opening doors and further door giving access through to:-

SPACIOUS ENTRANCE HALL

With staircase to the first floor, central heating radiator, meter cupboard, central heating thermostat and leading to:-

RECEPTION ROOM ONE (FRONT)

15' 0" x 10' 6" (4.59m x 3.21m) UPVC double glazed bay window to the front, double central heating radiator, Adam style fireplace and power points.

RECEPTION ROOM TWO (REAR)

12' 8" x 10' 5" (3.88m x 3.20m) Having a feature fireplace, TV point, power points, central heating radiator and UPVC double glazed sliding patio doors leading out to the rear garden.



BREAKFAST AREA

11' 7" x 6' 11" (3.54m x 2.11m) Having a ceramic tiled floor, breakfast bar leading into the kitchen, access through to the utility room, power points and feature archway leading through to:-

EXTENDED REFITTED KITCHEN

13' 11" x 12' 11" (4.25m x 3.94m) Having an extensive range of luxury fitted units with a hardwood working surface, comprising of an inset stainless steel sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, space for a Range cooker with extractor hood over, integrated dishwasher and larder fridge and freezer, complementary wall tiles, large UPVC double glazed window to the side, double glazed window overlooking the rear garden with double opening French doors leading out onto the lawned area, ceramic tiled floor and contemporary style radiator.

UTILITY AREA

11' 4" x 6' 11" (3.47m x 2.12m) Having a wall mounted Ferroli gas central heating boiler, plumbing for a washing machine, further space for a tumble dryer and access into the garage.

FIRST FLOOR

Approached via the staircase from the entrance hall.

LANDING

Leading to:-

BEDROOM ONE (FRONT)

15' 1" x 10' 6" (4.60m x 3.22m) UPVC double glazed bay window to the front, central heating radiator and power points.

BEDROOM TWO (REAR)

12' 8" x 10' 5" (3.88m x 3.20m) UPVC double glazed window with view over the rear garden, central heating radiator and power points.

BEDROOM THREE (FRONT)

8' 7" x 6' 11" (2.63m x 2.13m) Being a good sized third bedroom, UPVC double glazed window, central heating radiator and power points.

BATHROOM

Being part tiled, having an indian ivory coloured suite, corner bath with mixer tap and shower attachment, separate shower cubicle with power shower, low flush wc, pedestal wash basin and two UPVC obscure glazed windows.

OUTSIDE

GARAGE

14' 8" x 6' 11" (4.49m x 2.12m) With double opening doors to the front.

REAR GARDEN

The property enjoys a large established rear garden which must be seen to be appreciated, having a long lawned area, established borders, shrubs, evergreens and large storage shed.

TENURE

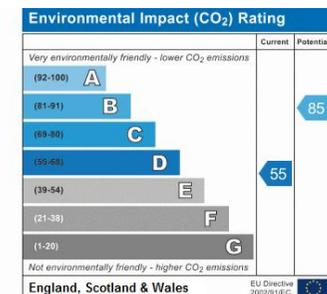
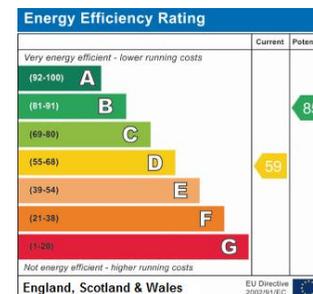
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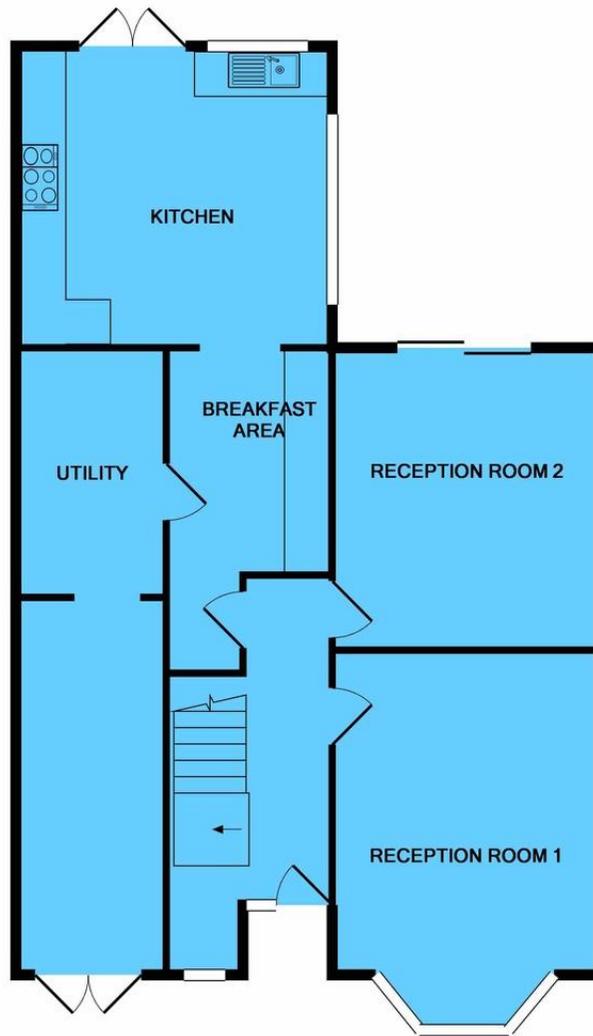
VIEWING

Via Xact in Solihull on 0121 712 6222.

COUNCIL TAX

Council Tax Band D





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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