

# Horton & Storey



Cranmore Boulevard, Shirley, Solihull,  
Offers Over £240,000

# Property Features

---

- Extended
- Three Bedrooms
- Lounge
- Off Road Parking
- Rear Garage
- Convenient Location
- Central Heating
- Double Glazing

## Full Description

---

### LOCAL AREA

The property is close to all local amenities such as, bus stops, shops, M42 and Shirley Retail Park. It is set in a very convenient location for commuting and getting around Solihull.

### APPROACH

via a block paved driveway leading to the front door.

### GROUND FLOOR

#### ENTRANCE HALL

A welcoming hall with stairs leading to the first floor landing, a central heating radiator and a door leading to the lounge.

#### LOUNGE 13' 9" x 15' 5" (4.2 (max)m x 4.7 (max)m)

A bright lounge with a double glazed window to the front elevation, two central heating radiators, a gas fire with feature fire surround, and a door leading to the kitchen/diner.

#### KITCHEN/DINER 15' 1" x 17' 4" (4.6m x 5.3m)

The main feature of house, this is the perfect space for entertaining. Briefly comprising of a range of wall and floor base units, sink with mixer tap and drainer, integrated dishwasher, plumbing for washing machine, integrated hob and oven. There is a double glazed door at the side elevation, double glazed patio doors leading to the rear garden and a double glazed window overlooking the rear garden.

### FIRST FLOOR

#### LANDING

Doors leading to the first floor rooms.



**BEDROOM ONE** 9' 10" x 13' 5" (3.0m x 4.1m)

Situated at the rear of the property this room has a double glazed window over looking the rear garden and a central heating radiator.

**BEDROOM TWO** 9' 10" x 10' 9" (3.0m x 3.3m)

A double glazed window to the front elevation and a central heating radiator.

**BEDROOM THREE** 6' 10" x 7' 2" (2.1m x 2.2m)

A generous sized single bedroom with a double glazed window to the front elevation and a central heating radiator.

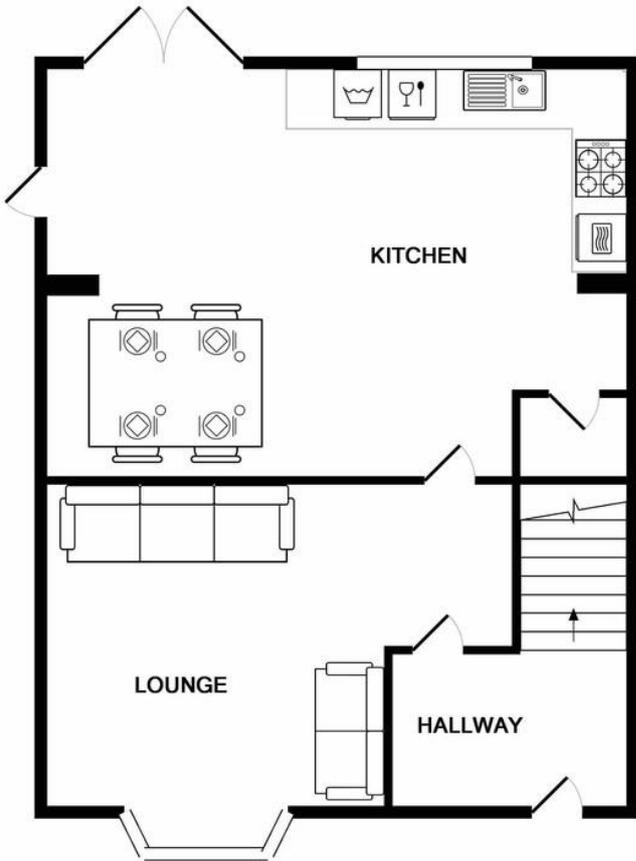
**FAMILY BATHROOM**

The suite comprises of a panelled bath with shower over, a shower curtain, wc and a sink. There are tiled floors, tiling to the splash prone areas around the shower, radiator and an obscure double glazed window to the rear elevation.

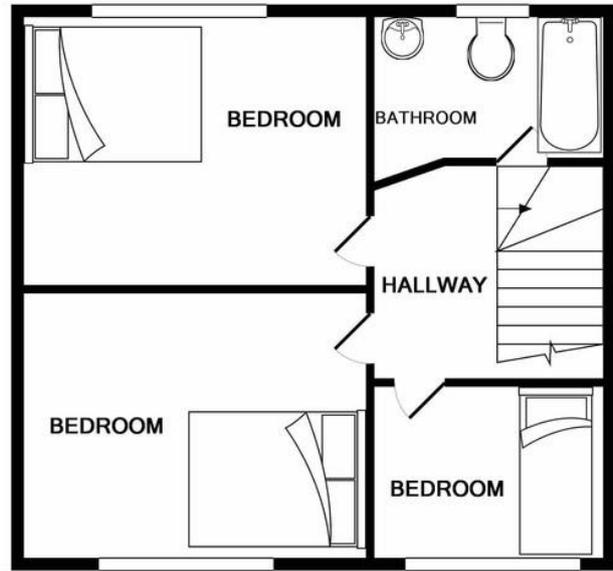
**OUTSIDE****REAR GARDEN**

Slabbed patio area leading to a lawn with mature borders and a storage facility. There is also a double garage with rear access.





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  
 Made with Metropix ©2018