



H&S

**Horton
& Storey**

**CROPTHORNE GARDENS, SHIRLEY, SOLIHULL,
OFFERS OVER £340,000**



H&S



LOCAL AREA

The property is located within close proximity to Shirley high street. Shirley offers a wide range of amenities.

APPROACH

Approached via a driveway for two cars with paved path leading to the front door.

GROUND FLOOR

ENTRANCE HALL

A wide hallway invites you into the home, it has an open feel with doors leading to the integral garage, kitchen, guest w.c. and lounge. There is a central heating radiator and stairs leading to the first floor landing.

KITCHEN 5' 10" x 11' 9" (1.8m x 3.6m)

A range of stylish fitted wall and base units, complimentary work surfaces and inset stainless steel sink and drainer. Integrated and fitted appliances incorporating stainless steel electric oven, gas hob and integrated cooker hood.





Fully integrated fridge/freezer, dishwasher and washer/dryer. Ceiling downlights, tiled floors and splash backs. Double glazed window to the front elevation overlooking the front garden.

GUEST W.C. 3' 7" x 8' 6" (1.1m x 2.6m)

Low level w.c., sink with tiling to splash backs and a central heating radiator.

LOUNGE/DINER 12' 5" x 18' 8" (3.8m x 5.7m)

A spacious family room with plenty of natural light through the double UPVC patio doors that open onto the decked area of the garden. The room also benefits from two other windows, one at the rear elevation and one at the side elevation. It has space for a dining table, electrical points, central heating radiator and a feature fireplace.

FIRST FLOOR

FIRST FLOOR LANDING

An open landing that has a double glazed window to the side elevation, storage cupboard, loft access and doors leading to accommodation.

MASTER BEDROOM 10' 2" x 15' 1" (3.1m x 4.6m)

This large master bedroom has a built in wardrobes, central heating radiator, double glazed window to the front elevation and a door leading to the en-suite shower room.

EN SUITE SHOWER ROOM

This en suite is fitted with a shower cubical, clear glass screen in white frame with a trevi thermostatic shower, low level w.c., sink and shaving point.

BEDROOM TWO 10' 2" x 13' 9" (3.1m x 4.2m)

A large double bedroom is situated at the rear of the property has a double glazed window to the rear elevation and a central heating radiator.

BEDROOM THREE 8' 2" x 10' 5" (2.5m x 3.2m)

The third bedroom is larger in comparison with a traditional property. Comprising of; a





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

FAMILY BATHROOM 8' 2" x 8' 6" (2.5m x 2.6m)
Stylish white sanitary wear including low level w.c., sink, bath with matching bath panel and toilet seat, chrome finish mixer taps to basin and mixer tap to bath. Obscure double glazed window to the front elevation, heated towel rail and shaving point.

EXTERNAL

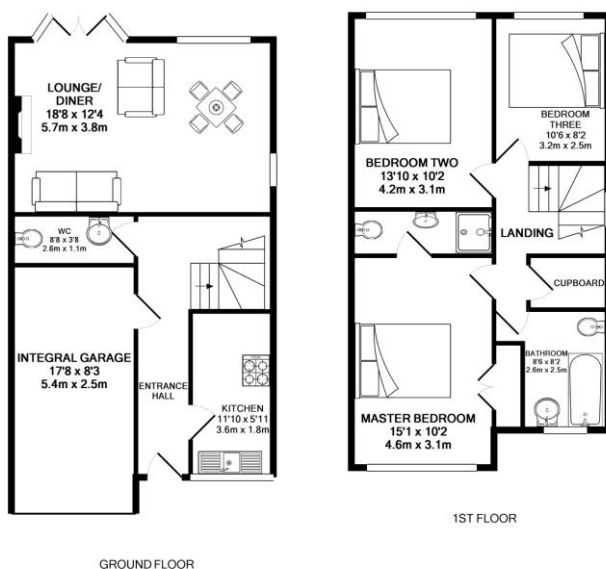
REAR GARDEN

The garden offers privacy with artificial grass. It also has a decked area and access down the side of the property leading to the front.

INTEGRAL GARAGE 8' 2" x 17' 8" (2.5m x 5.4m)

TRANSPORT

The property is located within close proximity of the Stratford Road, M42 and Shirley train station.



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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THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.