



Cranes Park Road, Birmingham

Guide Price £365,000





PROPERTY OVERVIEW

Nestled in a sought-after residential area, this impressive four-bedroom semi detached property offers spacious and versatile living accommodation. The ground floor features a modern open plan kitchen/diner, a well-proportioned living room, and a dining room that can easily be transformed into a playroom or family room, catering to various lifestyle needs. Additionally, a convenient side store with a downstairs toilet leads to the garage, providing practical storage solutions.

Ascending to the first floor, you will find four generously sized bedrooms, including a large principal bedroom, all serviced by a well-appointed family bathroom. The property boasts a rear garden with a neat lawn for outdoor enjoyment, ideal for relaxing and entertaining with the added benefit of a large garden room offering versatility to be used as a home office or playroom. Furthermore, the property benefits from a driveway with ample parking, ensuring convenience for residents and guests alike. With its contemporary design and convenient amenities, this property presents an excellent opportunity for modern family living. Schedule a viewing today to fully appreciate all that this home has to offer.





PROPERTY LOCATION

Sheldon is an area east of Birmingham with access to local amenities including local shops, good schools, Sheldon Country Park, Elmdon Park and Birmingham International Airport. The area benefits from good links into Birmingham, Solihull and the Airport/NEC, with proposed rapid bus service routes to Birmingham City Centre and Birmingham Airport and regular bus services to Solihull Town Centre, Coventry City Centre and surrounding areas.

Council Tax band: C

Tenure: Freehold

- Four Bedroom Semi Detached Property
- Superb Family Home
- Open Plan Kitchen / Diner
- Living Room & Dining Room
- Side Store & Garage
- Four Generously Sized Bedrooms
- Versatile Garden Room
- Rear Garden Mainly Laid With Lawn



PORCH

HALLWAY

LIVING ROOM

16' 0" x 9' 11" (4.89m x 3.01m)

DINING ROOM

10' 0" x 9' 11" (3.04m x 3.01m)

OPEN PLAN KITCHEN / DINER

19' 8" x 10' 4" (5.99m x 3.15m)

WC



FIRST FLOOR

BEDROOM ONE

13' 4" x 11' 2" (4.06m x 3.41m)

BEDROOM TWO

11' 10" x 9' 11" (3.60m x 3.03m)

BEDROOM THREE

9' 11" x 9' 11" (3.03m x 3.02m)

BEDROOM FOUR

13' 5" x 7' 11" (4.10m x 2.41m)

FAMILY BATHROOM

7' 7" x 7' 0" (2.31m x 2.14m)

TOTAL SQUARE FOOTAGE

Total floor area: 122.4 sq.m. = 1318 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE

12' 7" x 7' 11" (3.84m x 2.42m)

REAR GARDEN

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, all carpets and blinds, some light fittings, garden shed

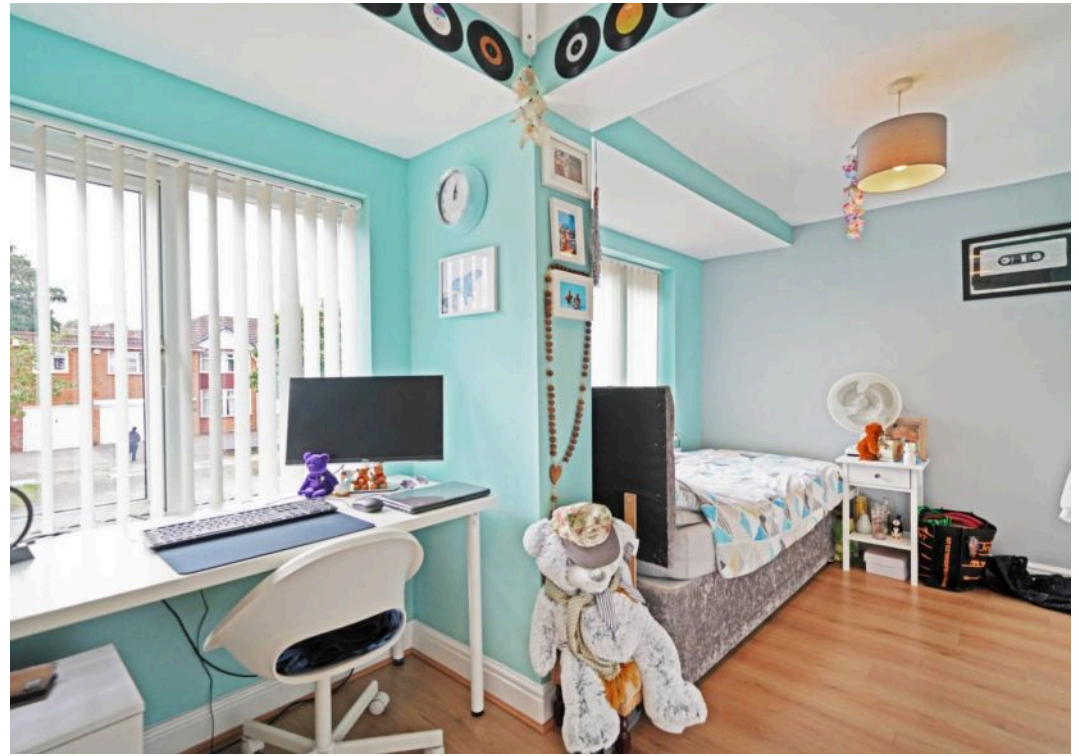
ADDITIONAL INFORMATION

Services - Mains gas, electricity and water. Loft - Boarded with ladder and lighting. Broadband - EE.

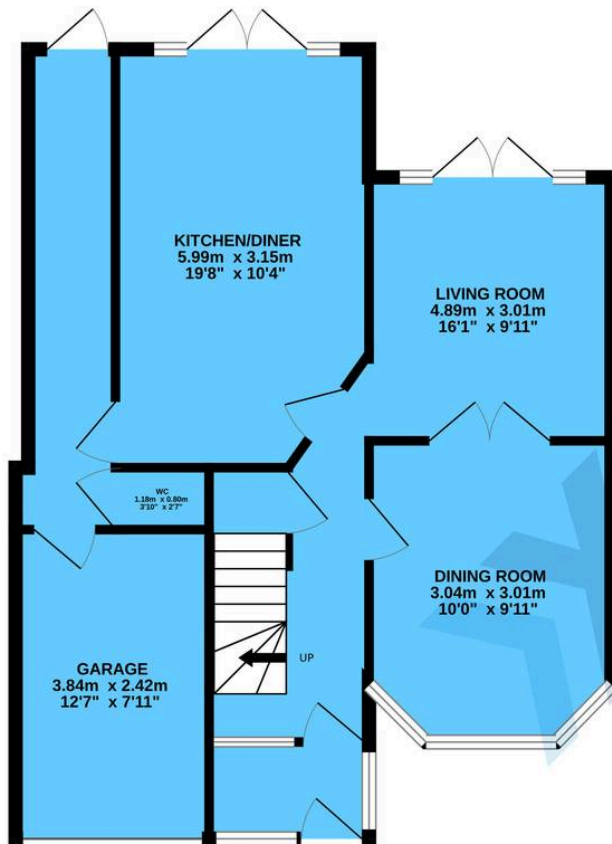


INFORMATION FOR POTENTIAL BUYERS

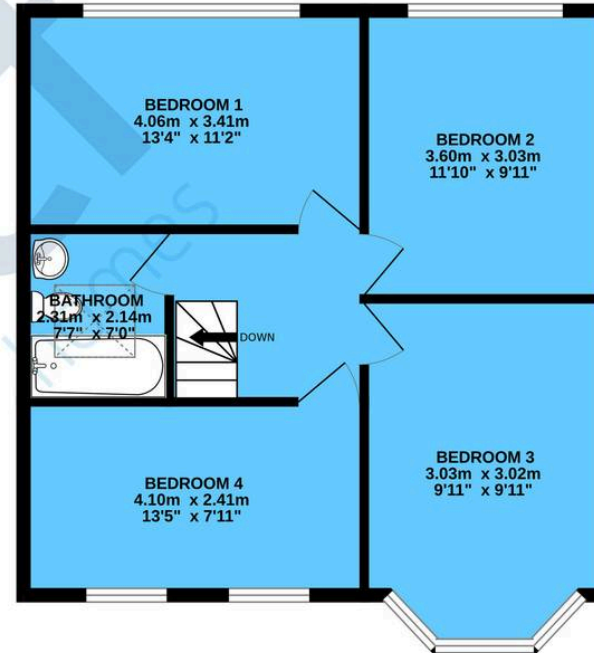
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 122.4 sq.m. (1318 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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