



Cranmore Boulevard, Shirley

Guide Price £365,000





PROPERTY OVERVIEW

Nestled within a delightful residential area, this charming three-bedroom semi-detached property offers a perfect blend of comfort, style, and practicality. Upon entering, you are greeted by a beautifully presented interior bathed in natural light, creating an inviting and airy atmosphere throughout. The ground floor boasts a spacious layout, featuring a well-appointed breakfast kitchen with integrated appliances and double oven, a generously sized living room seamlessly connected to a charming conservatory, a practical cloakroom/utility with large sink and power shower for added convenience, and a handy guest toilet. Making your way upstairs, you will find three bedrooms awaiting, two of these bedrooms are generously proportioned doubles which provides a perfect family home with ample space for relaxation, work, or rest. Accompanying these bedrooms is a family bathroom, offering a tranquil retreat for unwinding after a long day.





Outside, the property features a well-maintained rear garden with a tastefully designed patio and lawn area, providing a serene setting for outdoor enjoyment and al fresco dining. Additionally, a driveway to the front of the property ensures convenient off-street parking for multiple vehicles. Situated within easy reach of local amenities, schools, and transport links, this property presents a convenient and desirable location ideal for families and professionals alike.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access to the property is an independent coffee shop, Hillfield park and nature reserve and a fantastic school, there is also a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: C

Tenure: Freehold





- Three Bedroom Semi-Detached Property
- Abundance Of Natural Light Throughout
- Breakfast Kitchen With Dining Area
- Spacious Living Room
- Conservatory With Views Of Rear Garden
- Practical Utility Room
- Three Generously Sized Bedrooms
- Family Bathroom
- Lawn Rear Garden

PORCH

HALL

LIVING ROOM

19' 9" x 9' 9" (6.02m x 2.97m)

CONSERVATORY

9' 11" x 7' 8" (3.02m x 2.34m)

BREAKFAST KITCHEN

14' 3" x 10' 6" (4.34m x 3.20m)

UTILITY ROOM

10' 2" x 4' 6" (3.10m x 1.37m)

WC

FIRST FLOOR

BEDROOM ONE

11' 3" x 10' 7" (3.43m x 3.23m)

BEDROOM TWO

11' 7" x 9' 9" (3.53m x 2.97m)

BEDROOM THREE

9' 11" x 7' 1" (3.02m x 2.16m)

BATHROOM

7' 11" x 5' 7" (2.41m x 1.70m)

TOTAL SQUARE FOOTAGE

94 sq.m (1012 sq.ft) approx.



OUTSIDE THE PROPERTY
WELL MAINTAINED REAR GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, microwave, fridge, dishwasher, underfloor heating (in bathroom), two garden sheds, all carpets and blinds and some curtains and light fittings.

ADDITIONAL INFORMATION

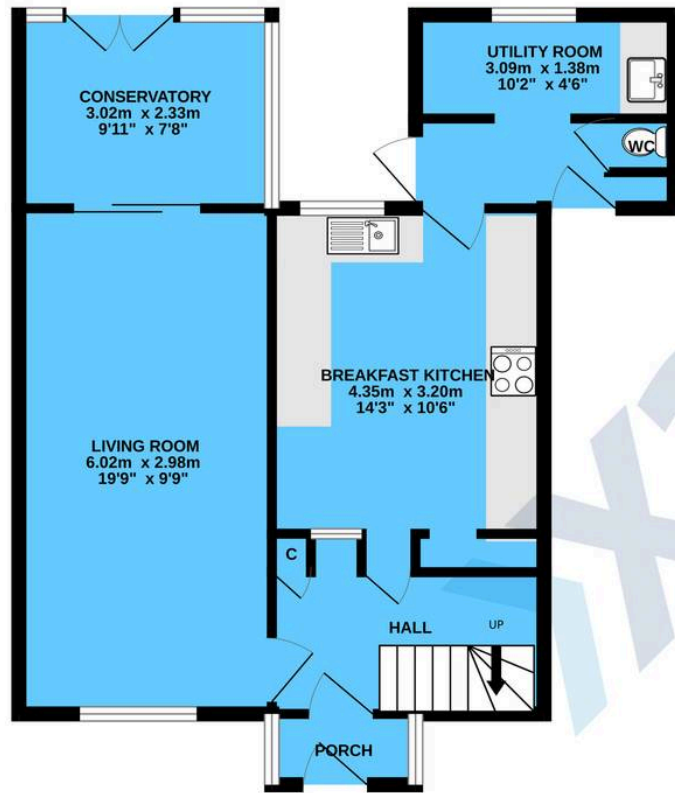
Services - mains gas, electricity and sewers and water on a meter. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

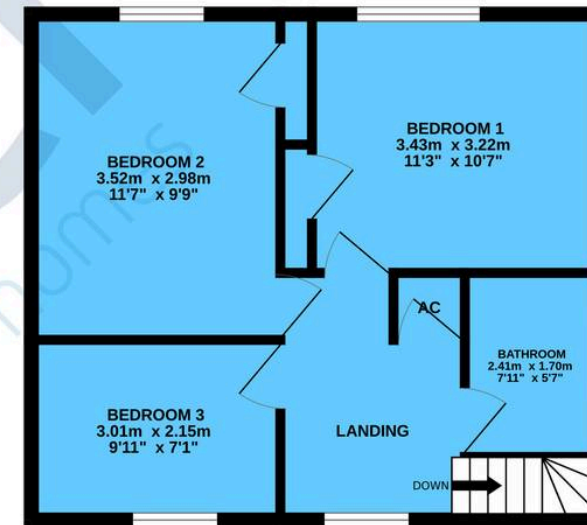
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 94.0 sq.m. (1012 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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