



Cranes Park Road, Birmingham

Guide Price £340,000





PROPERTY OVERVIEW

Nestled within a sought-after residential area, this exquisite three-bedroom semi-detached family home has been significantly extended to offer an exceptionally spacious and well-appointed living space. Upon entering the property, you are greeted by a large porch providing a warm welcome to the home. The entrance hall boasts ample storage solutions, ensuring a clutter-free environment throughout. The ground floor plays host to two generously sized reception rooms, comprising a large living/dining room perfect for entertaining guests and a large conservatory spanning the rear elevation. The conservatory offers panoramic views of the rear garden, creating a tranquil and inviting atmosphere for relaxation. The fitted kitchen features ample work surfaces and integrated appliances, catering to the culinary needs of the household. Ascending to the first floor, three generously sized bedrooms, all doubles, await. The principal bedroom has been extended to include its own en-suite bathroom, providing a luxurious retreat within the confines of your home. The remaining bedrooms are serviced by a family bathroom, offering convenience and practicality for daily living.



Outside, the property boasts a low maintenance rear garden, meticulously presented and offering a high degree of privacy. Well-established shrubs surrounding the borders add a touch of natural beauty to the outdoor space. To the front of the property, a driveway provides parking for multiple vehicles, leading to a convenient single garage. This well-maintained family home presents a harmonious blend of spacious accommodation, modern conveniences, and serene outdoor living. With its prime location and the abundance of amenities nearby, this property offers the perfect setting for families seeking quality living in a desirable neighbourhood. Don't miss the opportunity to make this remarkable property your new home.

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: D

Tenure: Freehold





- Three Bedroom Semi-Detached Family Home
- Significantly Extended & Remodelled
- Two Large Reception Rooms
- Fitted Kitchen With Ample Work Surfaces
- Three Double Bedrooms
- Principal Bedroom With En-Suite
- Beautifully Presented Rear Garden
- Driveway For Multiple Vehicles & Single Garage

PORCH

ENTRANCE HALL

LIVING/DINING ROOM

21' 10" x 10' 0" (6.65m x 3.05m)

CONSERVATORY

23' 0" x 8' 2" (7.01m x 2.49m)

KITCHEN

14' 5" x 13' 1" (4.39m x 3.99m)

INTEGRAL GARAGE

18' 1" x 7' 3" (5.51m x 2.21m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 7" x 13' 3" (4.14m x 4.04m)

ENSUITE

7' 1" x 3' 11" (2.16m x 1.19m)

BEDROOM TWO

12' 10" x 10' 0" (3.91m x 3.05m)

BEDROOM THREE

11' 10" x 10' 0" (3.61m x 3.05m)

BATHROOM

8' 6" x 7' 1" (2.59m x 2.16m)

TOTAL SQUARE FOOTAGE

107.1 sq.m (1153 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LOW MAINTENANCE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Hotpoint integrated oven, Zanussi integrated hob, Zanussi extractor and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - cable. 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: 107.1 sq.m. (1153 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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