



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
0121-784 6660  
sales@alex-smith.co.uk  
www.alex-smith.co.uk



## 7 Cranmore Road, Castle Bromwich, Birmingham B36 9HJ Price £340,000

REDUCED ..... A stunning and extended, freehold, 3 bedroom semi detached family residence benefiting from an extended rear lounge, substantial extended conservatory and extended and fully fitted breakfast kitchen. Gas central heating and UPVC double glazing.

Ground floor cloak room. Side garage. Ample off-road parking. 3 good sized bedrooms and a stunning rear garden.

Approximate total area 1100ft<sup>2</sup> / 102.2m<sup>2</sup>



Cranmore Road is located off Tomlinson Road which in turn leads off the main Water Orton Road.

The property is set well back off from the roadway behind a full width block paved foregarden/vehicular driveway and in turn is built of traditional two storey brick construction being surmounted by a pitched tiled roof and having full height rounded bay to front elevation.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With UPVC double glazed door and windows.

#### FRONT DOOR LEADING TO

#### OPEN PLAN RECEPTION HALL

With laminated flooring, twin panel central heating radiator, understairs storage cupboard opening into

#### DINING ROOM (FRONT)

13'3 (max) x 12'8 (4.04m (max) x 3.86m)

Matching laminated flooring, single panel central heating radiator, UPVC double glazed bay window.

Fully operational wood burner leading into

#### EXTENDED LOUNGE (REAR)

16'7 x 10'1 (5.05m x 3.07m)

Polished fire surround with fitted coal effect gas fire, matching laminated flooring, twin panel central heating radiator, UPVC double glazed sliding patio doors leading to

#### EXTENDED CONSERVATORY

13'6 x 9' (4.11m x 2.74m)

Ceramic tiled floor, UPVC double glazed door and windows, central heating radiator.

#### EXTENDED AND REFITTED KITCHEN (REAR)

12'9 x 12'7 (3.89m x 3.84m)

With access off the main hallway and conservatory.

Ceramic tiled floor, twin bowl sink unit with mixer taps. 2 double door and 6 single door base units, all with granite work surface over. 2 double door and 5 single door wall units, full height integrated and concealed larder style fridge. Integrated and concealed dishwasher, built in microwave, 4 ring gas hob with built in oven, spotlights, UPVC double glazed window, single panel central heating radiator.

#### LOBBY LEADING TO GROUND FLOOR CLOAKROOM

Low flush w.c. wash hand basin, single panel central heating radiator, ceramic tiled floor. Part panelled and tiled walls.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window.

#### BEDROOM 1 (REAR)

13' x 9'1 (3.96m x 2.77m)

Laminated flooring, expensive range of built in bedroom furniture comprising double door and single door wardrobe, large single door base unit, single door wall unit, dressing table with units and drawers, 2 bedside cabinets. Single panel central heating radiator, UPVC double glazed rear bay window.

#### BEDROOM 2 (FRONT)

10'8 (max) x 12'6 (3.25m (max) x 3.81m)

UPVC double glazed bay window, single panel central heating radiator, 2 full height single door wardrobes, 2 double door bonnet cupboards over.

#### INTERNALLY EXTENDED BEDROOM 3 (FRONT)

6'11 x 6'1 (2.11m x 1.85m)

UPVC double glazed window, twin panel central heating radiator, double door storage unit.

#### LUXURY TILED BATHROOM

6'4 x 6'4 (1.93m x 1.93m)

Ceramic tiled floor and walls, panelled in bath with multi head shower over, vanity wash hand basin, with double door unit below, low flush w.c. Heated towel rail, additional electric wall heater, UPVC double glazed window, fitted wall mirror.

#### SIDE GARAGE

16'10 x 6'8 (5.13m x 2.03m)

Plumbing for automatic washing machine, GLOW WORM gas fired central heating boiler. Storage units.

#### OUTSIDE

Paved terrace, most attractively presented and well maintained lawned rear garden with fenced and flowered borders with a large range of shrubs and bushes.

#### COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band C Council Tax Payable Per Annum £1,835.87 Year 2025/26.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**TENURE:** We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

**SERVICES:** Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

**VIEWING:** By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

**PROPERTY MISDESCRIPTION ACT:** The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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