

AP MORGAN



Cranmore Road, Shirley, Solihull
Asking Price £350,000

Features:

- Well-Presented Three-Bedroom Semi-Detached Home
- Extended Rear Lounge
- Separate Living Room & Dining Room
- Fitted Kitchen
- Guest WC
- Private Driveway Providing Off-Road Parking
- Landscaped Rear Garden
- Excellent Solihull School Catchments & Transport Links

Description:

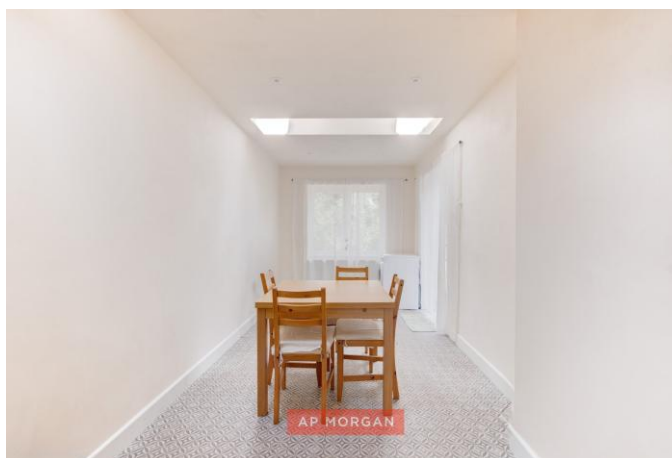
Situated in a sought-after residential location, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, featuring an extended rear lounge, separate dining room, and a fitted kitchen, making it an ideal purchase for growing families.

The property is approached via a private driveway providing off-road parking. Once inside, the welcoming entrance hall leads into a bright front living room with a bay window, creating a comfortable space to relax. To the rear is a separate dining room, ideal for family meals and entertaining, which flows through to the extended lounge overlooking the rear garden. Completing the ground floor is the fitted kitchen, accessed via the inner lobby, along with a convenient guest WC and useful storage.

The first-floor landing gives access to three well-proportioned bedrooms, comprising two generous doubles and a versatile third bedroom, all serviced by the family bathroom.

Moving outside, the property enjoys a well-maintained and landscaped rear garden, providing an excellent space for outdoor dining, entertaining, or relaxing throughout the warmer months.

Ideally positioned close to a wide range of local shops, eateries, and retail parks, the property also benefits from excellent transport links and falls within highly regarded Solihull school catchments, making it perfectly suited for families and commuters alike.



Details:

Hall

Living Room 12'10" x 14'7" (3.9m x 4.45m) Both Max

Dining Area 9' x 8'3" (2.74m x 2.51m)

Kitchen 12'10" x 9'9" (3.9m x 2.97m)

Lounge 11'2" x 7'10" (3.4m x 2.4m)

Landing

Bedroom 1 11'4" x 10'10" (3.45m x 3.3m)

Bedroom 2 11'6" x 10'7" (3.5m x 3.23m)

Bedroom 3 9'4" x 8'8" (2.84m x 2.64m)

Bathroom 7'10" x 7'7" (2.4m x 2.3m)



EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

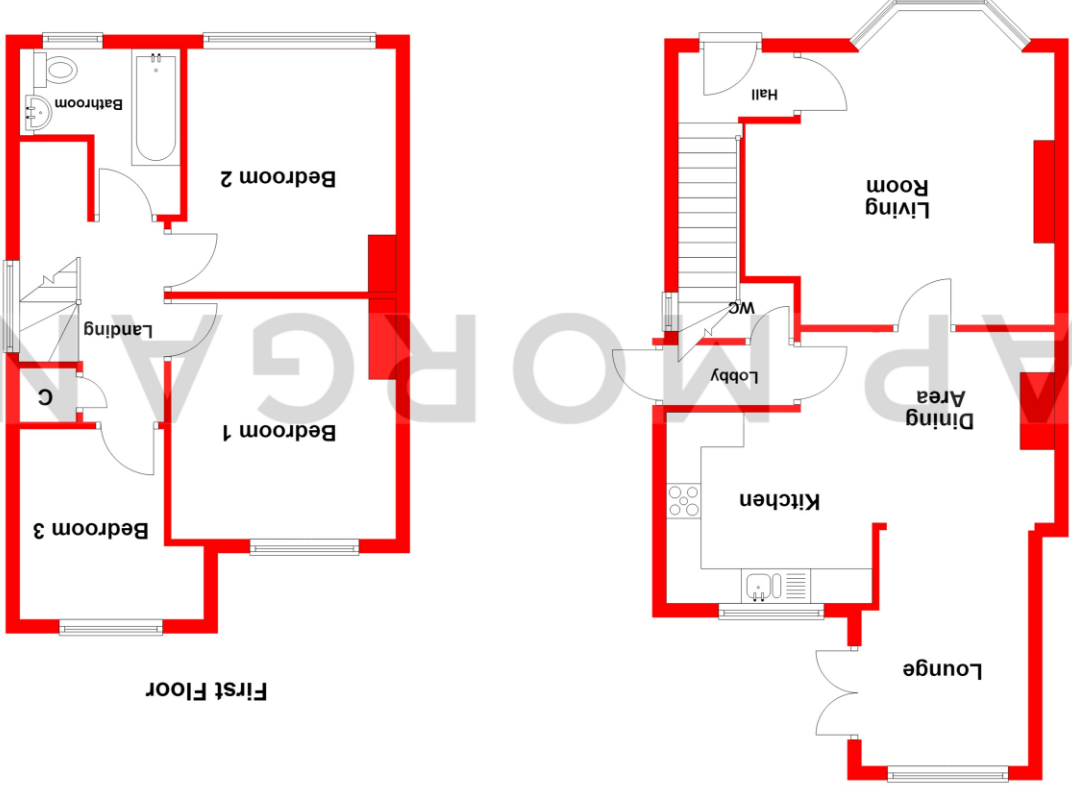
Need a solicitor?

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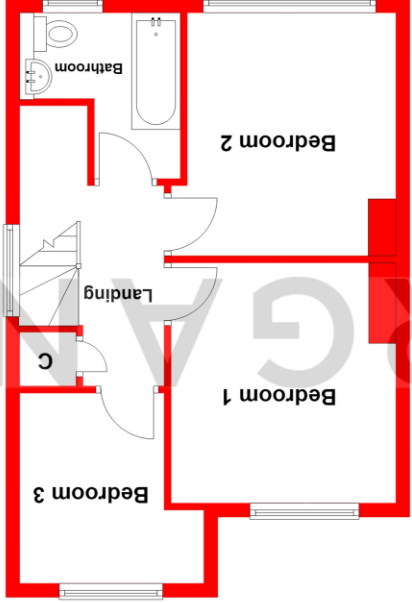
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Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor



First Floor



Total area: approx. 93.8 sq. metres (1009.2 sq. feet)

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.
Plan produced using PlanUp.

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