



£395,000 offers In Region Of  
Crophthorne Road, Shirley, Solihull, B90 3JW  
Bungalow | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Two Bedroom Bungalow
- Sought after Location
- Living Room to Rear
- Fitted Kitchen
- Double Bedrooms
- Shower Room
- Off Road Parking
- Garage
- No Upward Chain
- Viewings Highly Recommended

## Property Description

A lovely two bedroom ground floor bungalow situated on Crophorne Road, B90. Offered for sale with No Upward Chain. Viewings Highly Recommended.

## Main Particulars

### PROPERTY LOCATION

Shirley boasts a vibrant array of retail and leisure amenities. From popular major retail names at Sears Retail Park and Parkgate to independently run outlets along Shirley high street, there's something for everyone. Nearby, residents have easy access to gymnasiums and a selection of large supermarkets, including Waitrose, Asda, Sainsbury's, Aldi, and Tesco.

Food enthusiasts will find themselves spoiled for choice, with a diverse range of culinary experiences within walking distance, from upscale dining establishments to cozy cafes and lively bars. The area is also rich in educational options, with schools like Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy, and Alderbrook School and Sixth Form.

Transportation is convenient with Shirley Train Station nearby, providing services to Birmingham City Centre and Stratford-upon-Avon. Plus, easy access to major motorways like the M42, M40, and M6 ensures seamless travel for residents and commuters alike.

### Full Details:

Beautifully presented, this two-bedroom detached bungalow is ideally situated in a prime location just off Shirley High Street. This charming home offers two spacious double bedrooms, each featuring double-glazed windows overlooking the front aspect. The inviting living room, positioned at the rear, has double doors that open out to the garden, creating a seamless connection between indoor and outdoor spaces.

The fitted dining kitchen is equipped with a range of base cupboards and drawer units, a generous work surface, matching wall-mounted cabinets, a sink with drainer and mixer tap, an integrated cooker with a gas hob, and space for additional white goods. A convenient door provides integral access to the garage. The property also includes a well-appointed shower room, off-road parking, and a mature rear garden with a paved patio area, a well-maintained lawn, and an array of mature plants and shrubs.

This lovely bungalow combines comfort and convenience in an excellent location, ideal for those seeking a lovely accessible home.

### Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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**PLANNING PERMISSION AND BUILDING REGULATIONS:** It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



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