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YOUR PREMIUM AGENT

**23 NORTHWICK CRESCENT
SOLIHULL
B91 3TU**

Spacious, extended family home offering 2,800 sq. ft with an impressive open plan kitchen, dual aspect lounge, five bedrooms, three bathrooms and ample parking, located within Tudor Grange catchment.

The image features a dark, monochromatic background with a series of curved, overlapping bands in various shades of gray and black, creating a sense of depth and movement. Centered in the middle is the logo for DM&Co. The letters 'DM&Co.' are written in a white, elegant, cursive script. Below the script, the tagline 'YOUR PREMIUM AGENT' is written in a clean, white, sans-serif, all-caps font.

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23 NORTHWICK CRESCENT

Nestled in the heart of Solihull, this generously proportioned family home epitomises comfort and style. Spread across almost 2,800 sq. ft, this residence promises easy living with its flexible spaces. The extended open-plan kitchen diner stands as the heart of the home, designed for both culinary enthusiasts and family gatherings. A large dual aspect lounge creates a peaceful haven to retreat to. Upstairs, five bedrooms ensure ample space for all, with the principal suite being an undeniable highlight. Outside, parking worries are put to rest with space for six vehicles and a large double garage. The rear garden serves as a delightful retreat, ensuring moments of calm and relaxation.



Stepping inside, you're greeted by an atmosphere of warmth and elegance. The expansive dual aspect lounge draws you in with its bountiful natural light, accentuated by French doors leading to the patio. A cloakroom and storage are conveniently positioned off the hallway. A versatile second reception room currently functions as a family room but offers potential as a playroom or home office.

However, the true centrepiece is the kitchen diner – a space designed for today's modern family. Outfitted with sleek units, off-white Corian worktops, and state-of-the-art appliances, it beckons for family meals, entertainment, or a quiet evening in. Just off the kitchen a utility offers access to the side grassed area and a small office provides space for working from home or childrens' homework hub.











A journey upstairs unveils a world of comfort. The principal suite stands as a sanctuary, boasting a generous layout extended over the kitchen diner below. Fitted wardrobes, a Juliet balcony, and a freshly revamped en-suite further elevate the experience. Bedrooms four and five offer flexibility, with one currently set as a home office.

Bedroom three, a spacious double, comes complete with fitted wardrobes, whilst bedroom two dazzles with its own en-suite and tasteful décor. The family bathroom, having recently undergone a transformation, promises tranquillity and luxury in equal measure.

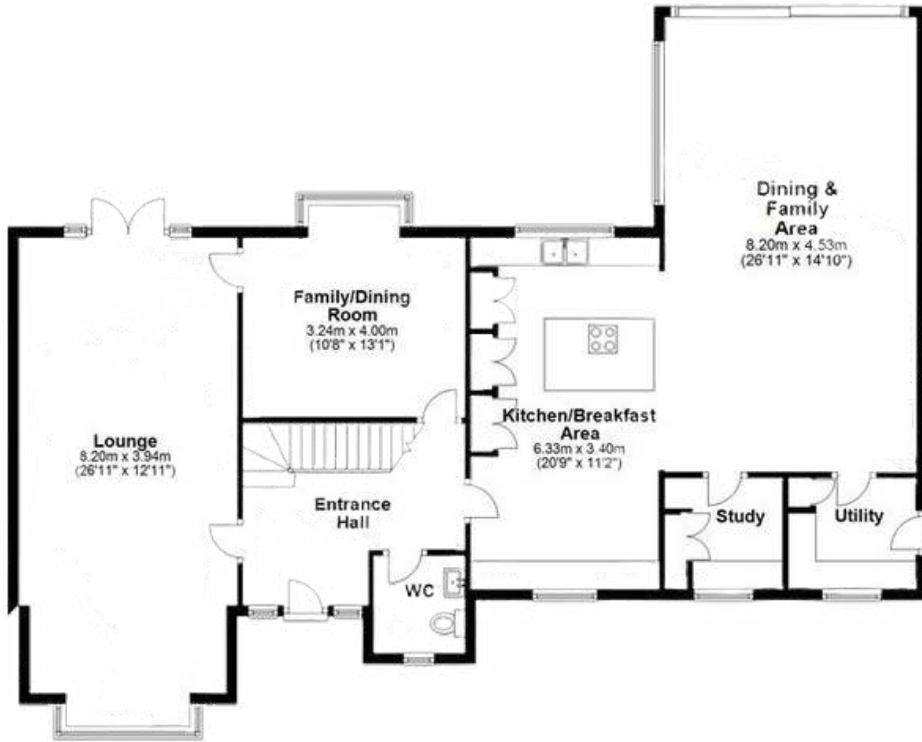




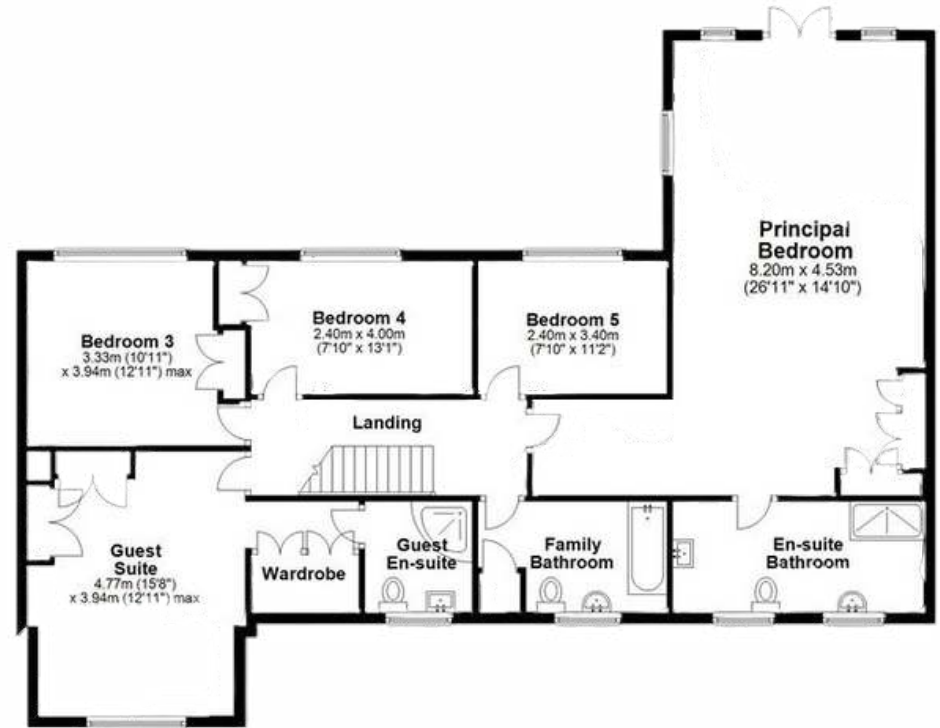
Approaching the property, the spacious driveway and double garage immediately communicate convenience and security. The private rear garden paints a picture of serenity, with a vast lawn framed by mature borders, offering plenty of space for the children to play. An extensive paved terrace invites al fresco dinners or weekend barbecues, whilst a secluded area accessed via the utility ensures practicality, perfect for laundry days.



Ground Floor
Approx. 130.8 sq. metres (1408.2 sq. feet)



First Floor
Approx. 127.0 sq. metres (1367.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Garage
Approx. 0.0 sq. metres (0.0 sq. feet)



FEATURES

- Nearly 2,800 sq. ft Family Space
- Extended Open Plan Kitchen Diner
- Dual Aspect Lounge With Fireplace
- Principal Suite With Juliet Balcony
- Two En-suites & Family Bathroom
- Parking For Six & Double Garage
- Private Garden With Established Borders
- Separate Utility Room Adjacent Kitchen
- Flexible Home Office Space

SIZE Total - 2775.60 sq ft

PLOT SIZE Total - 0.21 Acres Approx.

SOLIHULL METROPOLITAN BOROUGH COUNCIL - G SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	8 Mbps	0.9 Mbps
Superfast	78 Mbps	20 Mbps
Ultrafast	1000 Mbps	1000 Mbps

Network in the area: CityFibre & OpenReach

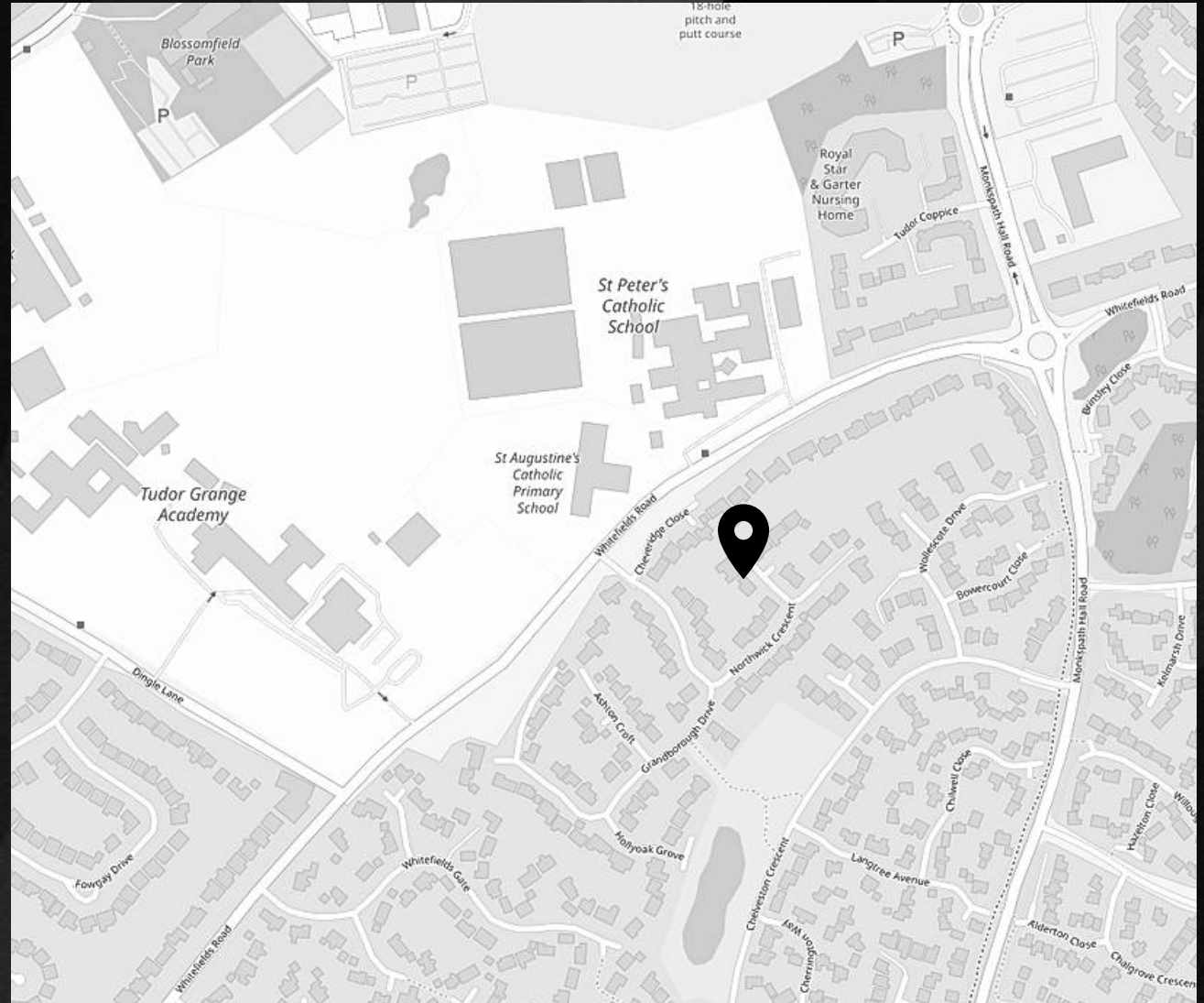
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LOCATION

Solihull is not just a location but a lifestyle. This affluent area promises unparalleled convenience with the M42/M6/M40 just moments away. The local train links make both Birmingham and London easily accessible. The award-winning Touchwood Shopping Centre satisfies every shopping enthusiast. Nature lovers aren't left behind with parks, cycle tracks, and walks all within a stone's throw. Renowned schools and a selection of vibrant villages further add to Solihull's charm, solidifying its reputation as one of the UK's best places to live.

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Call us on **01564 777314 (option 4)**

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