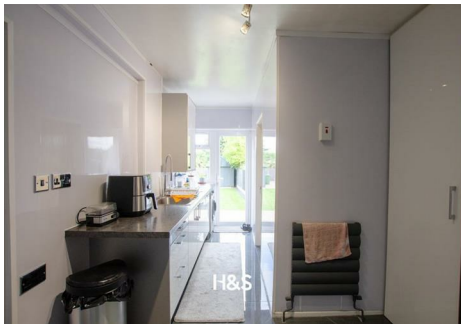


Horton & Senate



8 Leam Crescent, Solihull, B92 8PD

£465,000

- NO CHAIN
- TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM
- SECURE OFF ROAD PARKING
- FIVE BEDROOMS
- UTILITY ROOM
- FIRST FLOOR BATHROOM
- IMMACULATE CONDITION

8 Leam Crescent, Solihull B92 8PD

NO CHAIN Immaculate FIVE bedroom property situated on Leam Crescent in Solihull, this impressive semi-detached house has been substantially extended and offers an exceptional living experience for families seeking both space and comfort. With five generously sized bedrooms, this property is perfect for larger families or those who desire extra room for guests or a home office.

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Council Tax Band:



The house has been substantially extended and refurbished to a high standard and is situated in a very convenient location close to all amenities. The multiple well-appointed bathrooms provide convenience for busy mornings, while the spacious layout can cater for a large family.

One of the standout features of this property is its proximity to amenities such as transport links, Jaguar Land Rover, Solihull Hospital and Schooling, making it incredibly convenient. Families will appreciate the ease of access to essential services and recreational facilities, all within walking distance.

Additionally, the property includes secure parking for multiple vehicles, a valuable asset in this sought-after area.

Approach

The property is set back from the road and is approached via a block paved driveway with security pillars and there is access to the porch and an electric garage door.

Hall

Stairs leading to the first floor landing and doors leading to the ground floor rooms.

Reception Room

Double glazed bay window to the front, a built in media wall and a radiator

Extended Lounge

A large lounge to the rear of the property with a set of patio doors leading to the rear garden and a feature fireplace.

Kitchen

A fantastic kitchen with a range of high gloss modern wall and floor base units with granite worksurface over incorporating a range of integrated appliances. There is a door leading to the utility room.

Utility Room

A useful room with plumbing/space for appliances, a wall mounted boiler, a door to the garage, a door

to the rear garden and the ground floor shower room.

Guest Shower Room

Located on the ground floor the suite comprises of a walk in shower, wc and sink.

First Floor

Bedroom One

A double bedroom with a double glazed window to the front and space for wardrobes

Bedroom Two

A double bedroom with a double glazed window to the rear over looking the rear garden and space for wardrobes

Bedroom Three

Another double bedroom with space for fitted wardrobes and a double glazed window to the rear

Bedroom Four

A double bedroom with space for wardrobes and two double glazed windows one to the side and one to the rear

Bedroom Five

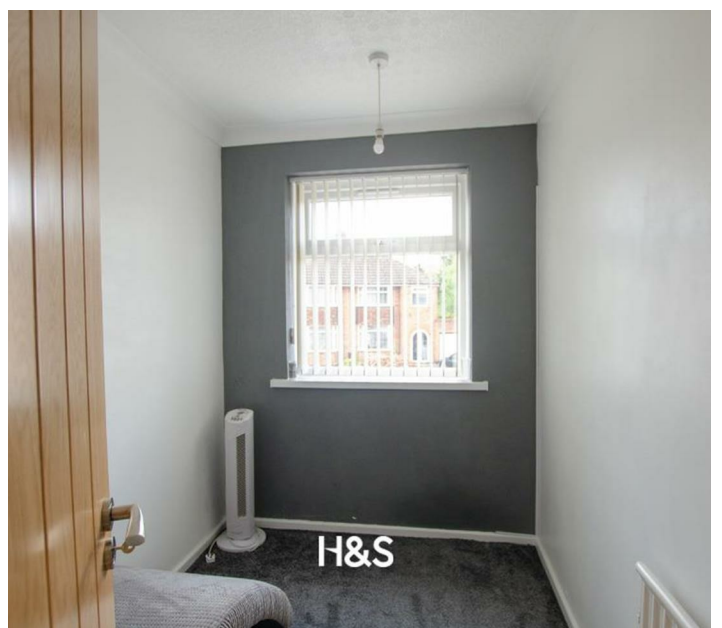
A single Bedroom with a double glazed window to the front

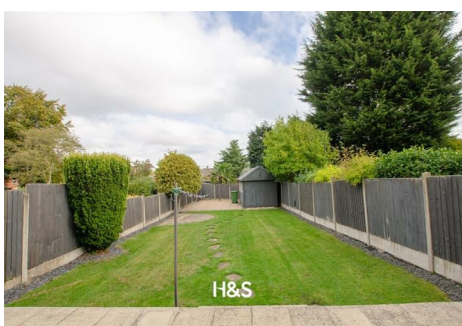
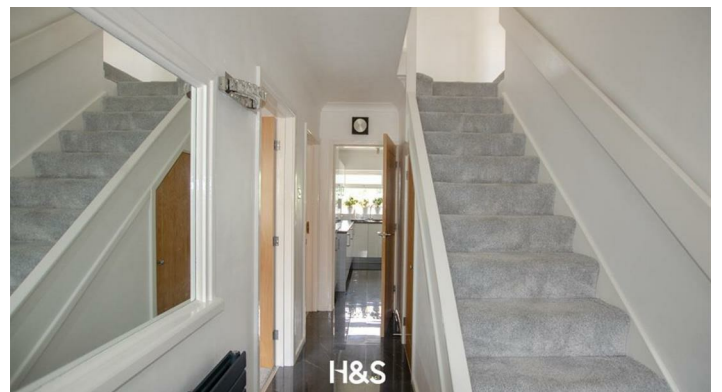
Family Bathroom

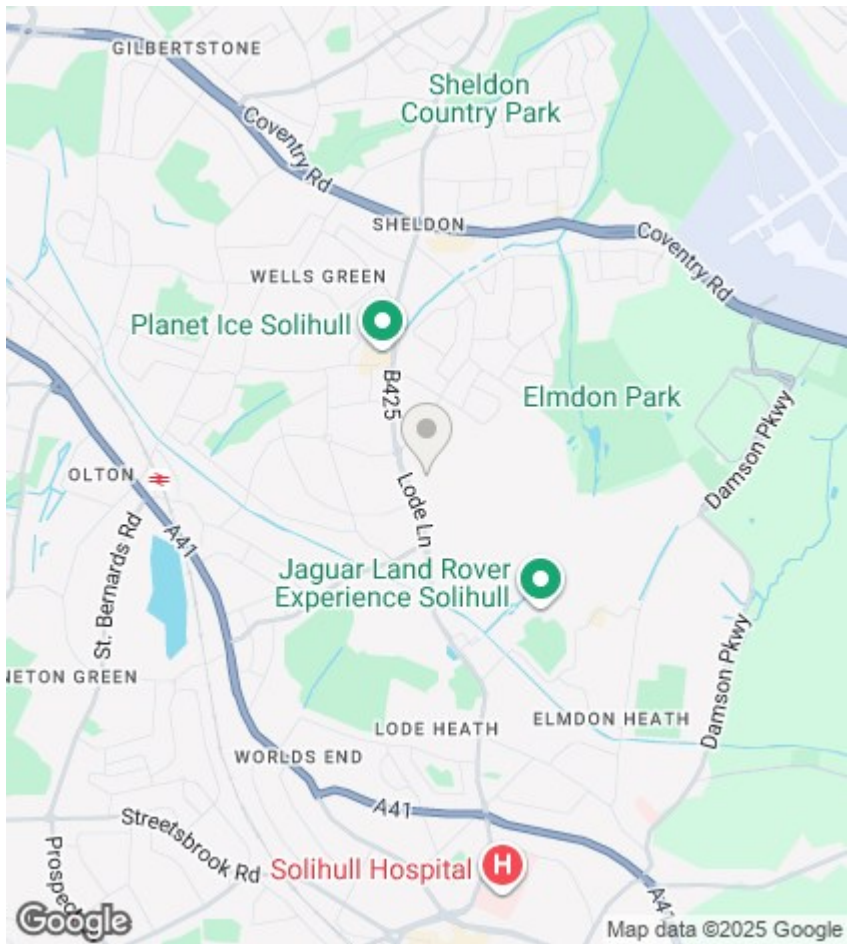
A suite which comprises of a corner bath with shower over, heated towel rail and a double glazed window

Garden

The rear garden has been landscaped and benefits from a slabbed patio area ideal for entertaining, a lawn with borders to the sides and a rear patio housing a shed/summer house.







Directions

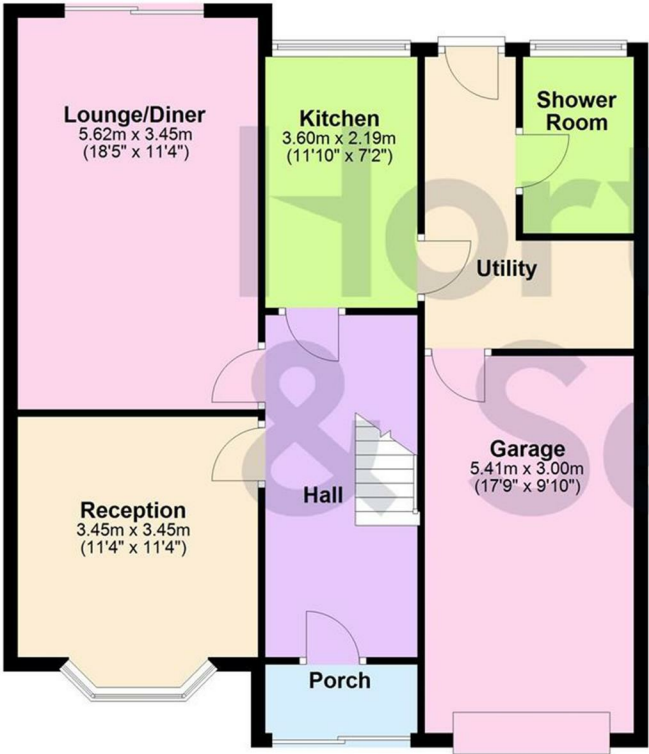
Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Ground Floor



First Floor

