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- A Spacious Detached Family Home
- Four Double Bedrooms
- Three Reception Rooms
- Re-Fitted Family Bathroom
- Offering Superb Potential for Further Extension Subject to Planning Consent

Ashlawn Crescent, Solihull, West Midlands, B91 1PR

Offers Over £800,000

Smart Homes Portfolio are delighted to offer this spacious detached family home situated in a most sought after location close to Solihull Town Centre. Offering superb potential for further extension subject to planning consent the accommodation comprises three reception rooms, fitted kitchen, utility area, home office, guest W.C., four double bedrooms, re-fitted family bathroom, extensive South/Westerly facing rear garden, double garage and ample driveway parking. Council Tax Band – F. EPC Rating – 42.



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing ample off road parking, laid lawn area, mature shrubs and bushes and wooden framed double doors leading into



Porch

With single glazed windows to front, tiled floor, wall lighting and a further wooden glazed door with matching obscure windows to sides leading into



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Reception Room One to Front

14' 1" x 11' 9" (4.3m x 3.6m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and a feature fireplace with marble hearth

Reception Room Two to Rear

16' 4" x 11' 9" (5m x 3.6m) With UPVC double glazed sliding patio doors leading to rear garden, wall mounted radiator, wall and ceiling light points and a brick built fireplace with inset living flame gas fire and marble hearth



Reception Room Three to Rear

12' 1" x 7' 10" (3.7m x 2.4m) With a UPVC double glazed window to rear elevation, wooden glazed door leading to rear garden, radiator, ceiling light point, useful pantry, door to utility area and opening into

Fitted Kitchen to Rear

15' 5" x 7' 6" (4.7m x 2.3m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for freestanding gas cooker with extractor hood over, space and plumbing for dishwasher, tiling to splash back areas, wood effect flooring, radiator, two ceiling light points and two UPVC double glazed windows to the rear aspect

Utility Area

8' 10" x 5' 10" (2.7m x 1.8m) With fitted wall units, fitted work surface with space and plumbing below for washing machine and tumble dryer, wash hand basin with tiled splashback, skylight, ceiling light point, door to boiler cupboard, obscure glazed door to home office and door to

Guest W.C

With a low flush W.C and ceiling light point

Home Office to Side

9' 10" x 7' 2" (3m x 2.2m) With a single glazed door to side elevation, wooden framed double glazed window to side, radiator, ceiling spot lights and courtesy door to garage

Landing

With ceiling light point, feature original obscure single glazed window with coloured glass to side, loft hatch and doors leading off to

Bedroom One to Front

14' 5" x 11' 9" (4.4m x 3.6m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

16' 0" x 11' 9" (4.9m x 3.6m) With double glazed window to rear elevation, radiator, ceiling light point, two double fitted wardrobes and a pedestal wash hand basin with tiling to splash prone areas

Bedroom Three to Rear

14' 1" max x 12' 1" (4.3m max x 3.7m) With some restricted head height, double glazed window to rear elevation, radiator, ceiling light point and a vanity wash hand basin with tiling to splash prone areas

Bedroom Four to Front

9' 2" x 8' 2" (2.8m x 2.5m) With double glazed window to front elevation, radiator and ceiling light point

Dual Aspect Re-Fitted Family Bathroom

12' 1" x 5' 6" (3.7m x 1.7m) Being re-fitted with a modern white suite comprising of a corner jacuzzi bath, separate shower enclosure with wall mounted electric shower, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, laminate flooring, useful airing cupboard, ceiling spot lights and obscure double glazed windows to the front and rear elevations

South/Westerly Facing Rear Garden

Being mainly laid to lawn with a wrap around paved patio area leading to gated side access, cold water tap, pond, a variety of mature shrubs and bushes and panelled fencing to boundaries

Double Garage

18' 0" x 15' 5" (5.5m x 4.7m) With wooden sliding doors for vehicular access, single glazed obscure window to side, ceiling light point and courtesy door to home office

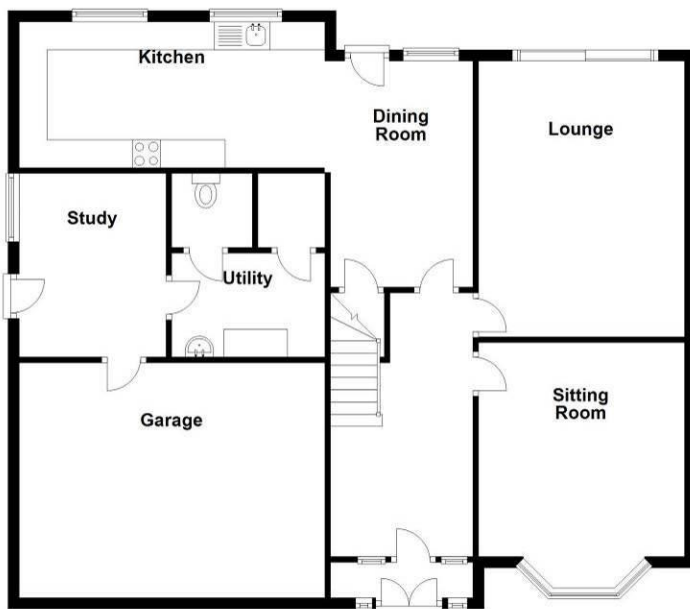
Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - F



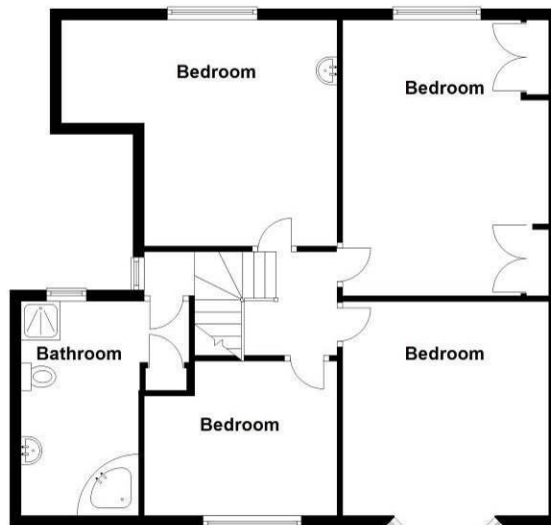
Ground Floor

Approx. 116.1 sq. metres (1250.1 sq. feet)



First Floor

Approx. 75.9 sq. metres (816.9 sq. feet)



Total area: approx. 192.0 sq. metres (2067.0 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and are 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.