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PORTFOLIO COLLECTION



The Crescent
Solihull

**A beautifully presented five double bedroom
property situated on one of Solihull's most
sought after roads.**



Smart Homes Portfolio are delighted to offer this substantially extended family home situated a short walk from Solihull Town Centre.

Situated in a sought after and convenient location for many of the amenities in the Solihull area. Solihull train station is situated off Streetsbrook Road with commuter services to Birmingham and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and John Lewis Department Store. There is easy road access to the M42 motorway, NEC and Birmingham International Airport and Train Station

The property is set back from the road behind a block paved driveway providing ample off road parking with a laid lawn area to side, well stocked shrub borders and an original reclaimed wooden front door leading into

Enclosed Porch

With a UPVC double glazed window to property frontage, quarry tiled flooring, ceiling light point, exposed timbers and feature glazed door leading to

Entrance Hallway

With engineered Oak flooring, ceiling cornicing, radiator, stairs leading to the first floor accommodation and Oak doors leading off to

Guest W.C

Being fitted with a white suite comprising a low flush W.C and pedestal wash hand basin. Obscure double glazed windows to front and side elevations, tiling to splash back areas, engineered Oak flooring, radiator and ceiling light point

Reception Room One to Front

15' 8" x 12' 9" (4.78m x 3.89m)

With UPVC double glazed bay window to front elevation, wall mounted radiator, wall and ceiling light points and a feature fire surround with cast inset, tiled surround and granite hearth

Reception Room Two to Rear

15' 3" x 12' 3" (4.65m x 3.73m)

With UPVC double glazed French doors leading to rear garden, engineered Oak flooring, feature wall panelling, coving to ceiling, plate rail, wall mounted radiator and ceiling light point

Superb Open Plan Family Kitchen/Diner to Rear

27' 5" x 21' 5" max (8.36m x 6.53m max)

Being re-fitted with a range of wall, base and drawer units with a Quartz work surface over incorporating a Neff 5 ring gas hob with extractor over. Central island incorporating a 1 1/2 bowl sink and drainer unit and socket tower. Two eye level Neff electric ovens, integrated dishwasher, integrated fridge/freezer, feature glass splashback, Karndean style flooring, two radiators, USB sockets, ceiling spot lights and light points, feature vaulted ceiling, double glazed windows to side and rear, double glazed powder coated bi-fold doors leading to the rear garden and door to

Utility Room

8' 6" x 7' 11" (2.59m x 2.41m)

Fitted with a range of wall and base units with a work surface over incorporating a Belfast sink with mixer tap. Space and plumbing for washing machine and tumble dryer, tiling to splash back area and floor, ceiling light point, built in storage cupboard, courtesy door to garage and door to property frontage

Landing

With feature double glazed window to front, built in storage cupboard, ceiling light point, access to two loft spaces providing potential for conversion subject to planning consent and doors leading off to



Bedroom One to Rear

14' 10" x 12' 1" (4.52m x 3.68m)

With double glazed window to rear elevation, radiator, ceiling light point, a range of fitted wardrobes and door to

En-Suite Shower Room

Being fitted with a modern white suite comprising of a walk in shower with over head monsoon soaker, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, Karndean style flooring, ceiling spot lights and an obscure double glazed window to the rear elevation

Bedroom Two to Front

16' x 12' 4" (4.88m x 3.76m)

With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

13' 3" x 12' 1" (4.04m x 3.68m)

With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Front

15' 2" max x 13' 2" (4.62m max x 4.01m)

With double glazed window to front elevation, radiator, two ceiling light points and recess offering potential for en-suite

Bedroom Five to Rear

12' x 9' 5" (3.66m x 2.87m)

With double glazed window to rear elevation, radiator and ceiling light point





Re-Fitted Family Bathroom to Front

Being re-fitted with a modern white suite comprising of a panelled bath with shower attachment, large walk in shower with overhead monsoon soaker, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, Karndean style flooring, ceiling spot lights and an obscure double glazed window to the front elevation

Substantial West Facing Rear Garden

Being mainly laid to lawn with an Indian stone paved patio with retaining railway sleepers, well stocked shrub borders, cold water tap, security lighting, gated side access and panelled fencing to boundaries

Integral Garage

19' 7" x 10' 10" (5.97m x 3.3m)

With an up and over door for vehicular access, wall mounted gas central heating boiler, ceiling light point and courtesy doors to utility room and side access

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 - G



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Floorplans

General Information

Agents Note

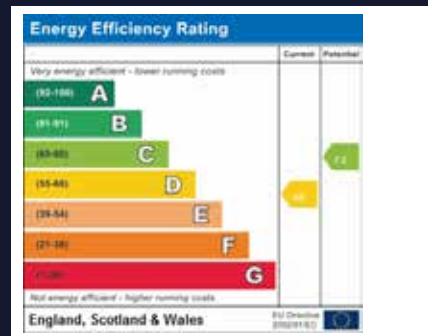
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Energy Efficiency Rating



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