

# DRAKES

ESTATE AGENTS



## Clifton Crescent, Solihull, B91 3L

**£550,000**

- Cul-de-sac Location
- Detached Family Home
- Lounge/Dining Room
- Guest W.C
- Modern Re-fitted Kitchen
- Four Bedrooms
- Modern Family Bathroom
- Pleasant Rear Garden
- Garage
- Driveway



SCAN TO VIEW  
VIRTUAL TOUR





**Porch**

**Entrance Hall**

**Guest W.C**

**Lounge/Dining Room** - 7.29m x 3.53m (23'11" x 11'7")

**Kitchen to rear** - 3.86m x 2.49m (12'8" x 8'2")

**Bedroom One to rear** - 3.81m x 3.56m (12'6" x 11'8")

**Bedroom Two to front** - 3.51m x 2.95m (11'6" x 9'8")

**Bedroom Three to front** - 3.07m x 2.82m (10'1" x 9'3")

plus fitted wardrobes

**Bedroom Four to rear** - 2.49m x 1.85m (8'2" x 6'1")

**Bathroom** - 2.57m x 1.96m (8'5" x 6'5")

**This family home sits back from the road behind a block paved driveway that leads to the garage and has adjoining fore garden.**

There is a double-glazed porch with a door leading into the entrance hall, which has stairs rising to the first floor and doors radiating off to the ground floor accommodation including the guest W.C. There is a dual aspect lounge/dining room, with a feature fireplace and door to the garden. The beautiful kitchen has been re-fitted and has an array of modern storage units and appliances. On the first floor you can find four bedrooms and a modern family bathroom. The pleasant rear garden is mainly laid to lawn with a paved patio area and well-stocked shrub borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND: E**

**EPC Rating: C**

**Tenure: Freehold**



Total area: approx. 102.4 sq. metres (1102.2 sq. feet)

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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