



Sandhills Crescent, Solihull

Guide Price £650,000

- DETACHED
- EN-SUITE
- TWO RECEPTION ROOMS
- PRIVATE GARDENS
- CHAIN FREE
- FOUR BEDROOMS
- TUDOR GRANGE CATCHMENT AREA
- GREAT POSITION ON THE ROAD
- DOUBLE GARAGE

Sandhills Crescent is accessed directly from Widney Lane. Via Widney Manor Road, you are lead into the town centre of Solihull benefitting from a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Within walking distance of the property is Widney Manor Railway Station providing local services adjacent to which is Widney Manor golf course.

Schooling is of particular renown in Solihull and this property benefits from being located within the Tudor Grange catchment; one of the most requested secondary schools in Solihull.

An ideal location therefore for this superbly presented detached house which enjoys an enviable position sitting back from the road behind a driveway which is flanked by a lawned fore garden. The driveway extends to the double garage and leads to the front door which opens to the porch.

ENTRANCE PORCH

Access via sliding glazed doors leading to inner door

ENTRANCE HALL

Allowing access to the living room, kitchen and WC with access to cloaks cupboard . With ceiling light and wall mounted radiator.

LIVING ROOM

11'10 x 17'11 (3.61m x 5.46m)



A good sized living room with window to front elevation electric fire place with stone effect surround. With wall and ceiling mounted lighting and double opening doors into the dining room.

DINING ROOM

11'10 x 9'11 (3.61m x 3.02m)



Having sliding doors onto the rear patio. With ceiling light and wall mounted radiator.

KITCHEN BREAKFAST ROOM

16 x 7'08 (4.88m x 2.34m)



A fully fitted kitchen with a range of wall mounted and base units. With integrated appliances including gas hob, electric oven and extractor, 1.5 bowl sink with mixer tap, space for fridge freezers, and plumbing in place for a dishwasher. With plenty of room for an occasional dining table/breakfast area. With double window to the rear elevation and a door into the utility.

UTILITY

7'05 x 7'08 (2.26m x 2.34m)

Fitted with base and wall mounted units with sink and mixer tap. Housing the washing machine and dryer with access into garden and garage with ceiling light and wall mounted radiator.

DOUBLE GARAGE

19'10 x 16'9 (6.05m x 5.11m)

Double garage with two up and over doors with power and lighting.

BEDROOM ONE
12'01 x 14'06 (3.68m x 4.42m)

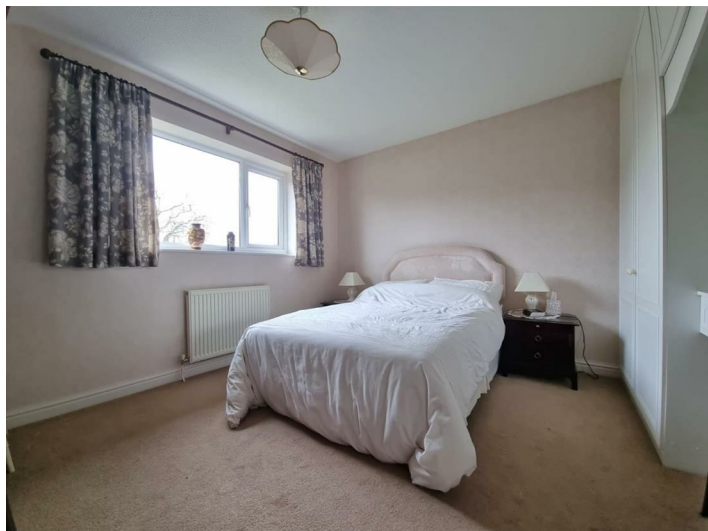


A great sized principle bedroom with a bank of stylish wardrobes. With access into en-suite and a window to rear elevation.

EN-SUITE
6'01 x 5'04 (1.85m x 1.63m)

Fitted 3 piece en-suite with wash basin and vanity unit, toilet and bath with shower. Having a window to front elevation, ceiling light and wall mounted radiator.

BEDROOM TWO
12'01 x 11'06 (3.68m x 3.51m)



A double room with window to rear elevation, with fitted wardrobes and dressing table.

BEDROOM THREE
8'11 x 10'04 (2.72m x 3.15m)

A smaller double room with window to rear elevation with ceiling light and wall mounted radiator.

BEDROOM FOUR
6'09 x 10'03 (2.06m x 3.12m)

With window to front elevation and currently set up as a study. With ceiling light and wall mounted radiator.

SHOWER ROOM
6'09 x 6'04 (2.06m x 1.93m)



Having a large walk in thermostatic shower, wash basin with vanity unit and toilet. with window to rear elevation, ceiling light and wall mounted radiator.

OUTSIDE



We have parking for numerous vehicles and an attractive fore garden laid to lawn with mature shrubs and trees. To the rear we have a particularly private garden with patio and pergola with high hedges surrounding.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

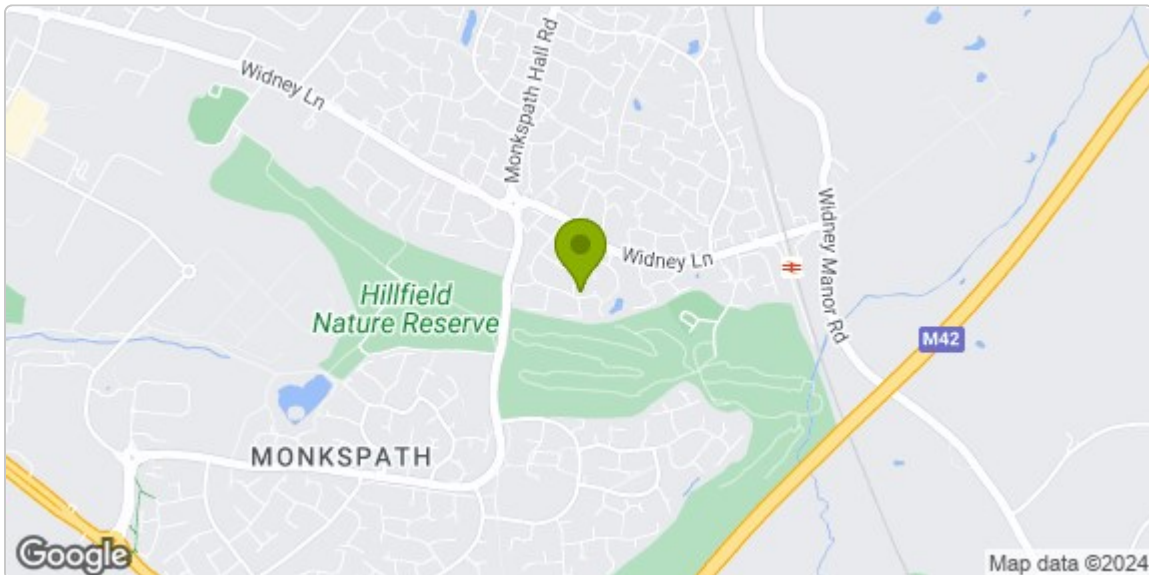


TENURE: We are advised that the property is Freehold.

VIEWING: By appointment only with the office on the number below.
0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
35 Sandhills Crescent Solihull
Solihull B91 3UE

Council Tax Band: F

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	

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