



melvyn
Danes
ESTATE AGENTS

Sandhills Crescent

Solihull

Asking Price £620,000

Description

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 well presented detached house which enjoys an enviable position sitting back from the road behind a driveway with detached garage. The accommodation is accessed via glazed upvc front door allowing access into the porch.

The accommodation comprises of, entrance hall, open plan kitchen dining room, living room, conservatory with French doors onto the garden, utility with garden access, converted garage allowing for an extra reception room , ground floor WC. To the first floor we have four bedrooms with various fitted storage options and the principle bedroom having an en-suite shower room. To the second floor we have a converted roof space. This room is huge and offers an ideal alternative principle bedroom with large en-suite shower room and double aspect windows over looking the gardens. To the rear we have private gardens laid mainly to lawn with patio area and bordered by panelled fencing. To the front there is a large sweeping block paved drive way with a single detached garage accessed via up and over door.



Accommodation

Entrance Porch

Entrance Hall

Living Room

14'0" x 9'8" (4.27 x 2.95)

Open Plan Kitchen Dining Room

12'3" x 21'5" (3.74 x 6.55)

Conservatory

8'7" x 9'8" (2.62 x 2.95)

Utility

8'7" x 5'6" (2.62 x 1.69)

Ground Floor WC

Reception Room Two

20'2" x 9'0" (6.16 x 2.75)

Bedroom One

14'2" x 13'4" (4.33 x 4.07)

En-Suite

5'7" x 8'11" (1.71 x 2.74)

Bedroom Two

12'1" x 9'8" (3.69 x 2.95)

En-Suite

7'10" x 5'6" (2.39 x 1.69)

Bedroom Three

12'1" x 10'7" (3.69 x 3.23)

Bedroom Four

14'1" x 11'10" (4.31 x 3.61)

Bedroom Five

14'1" x 6'7" (4.31 x 2.01)

Bathroom

12'7" x 6'11" (3.86 x 2.11)

Detached Garage

Private Rear Gardens

Off Road Parking

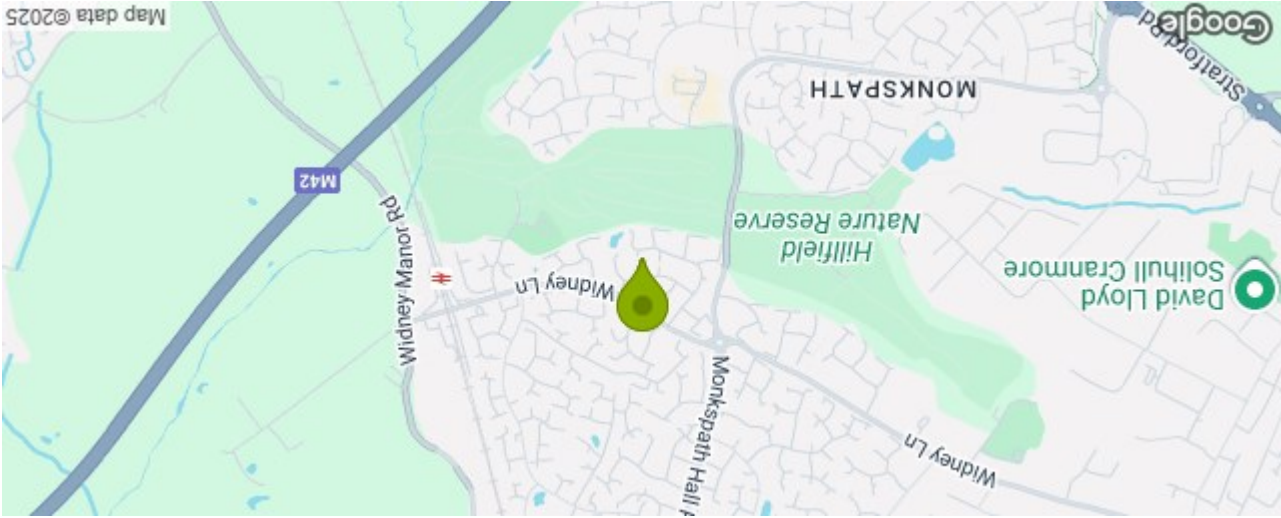


TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 31/03/2025. Actual service availability at the property or speeds received may be different.

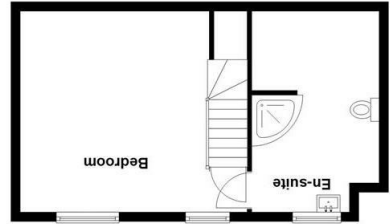
MOBILE: We understand that the property is likely to have current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 31/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

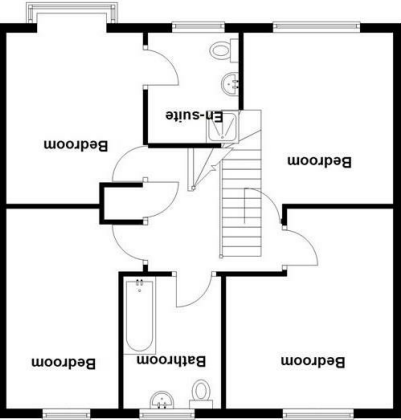


Energy Efficiency Rating		
England & Wales		
	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Very energy efficient - lower running costs		
Current		
Potential		
EU Directive 2002/91/EC		Not energy efficient - higher running costs

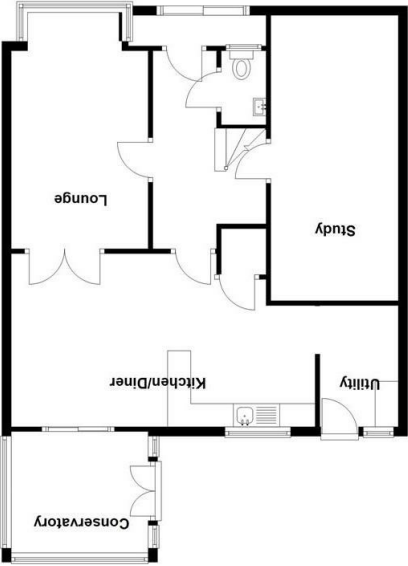
43 Sandhills Crescent Solihull Solihull B91 3UE
Council Tax Band: F



Second Floor
Approx. 356.3 sq. feet



First Floor
Approx. 730.9 sq. feet



Ground Floor
Approx. 869.1 sq. feet

Total area: approx. 1956.4 sq. feet

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.