



melvyn
Danes
ESTATE AGENTS

Clifton Crescent

Solihull

Asking Price £535,000

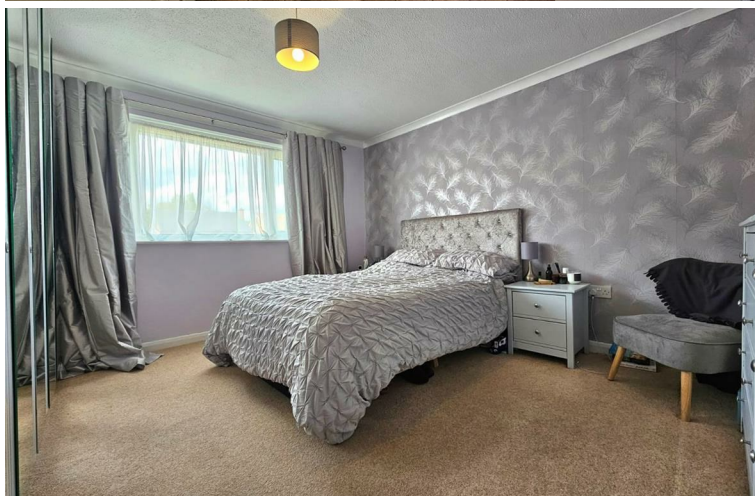
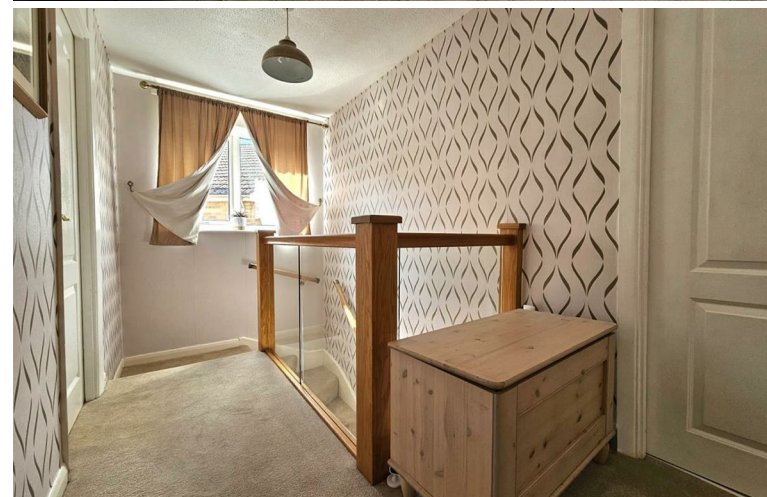
Description

Clifton Crescent is located off Widney Lane in the heart of Solihull. Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

This property is a four bedroomed detached with integral single garage. The accommodation offers good sized rooms with a bright and airy feel throughout and comprises of, off road parking on a smart block drive way with fore garden allowing access to the garage, side gate and front door leading into the covered porch and further access through the secondary door into the hall that has access into kitchen, reception room and ground floor WC.

Having a through, open plan living dining room with feature fire place and glazed door to the rear elevation allowing access into the garden, fitted kitchen with a range of integrated appliances and access into the side passage. To the first floor we have four bedrooms three of which are great sized doubles and all offering fitted wardrobes with the fourth currently set up as a dressing room. Fitted family bathroom with a four piece suite including separate shower all complemented by a large bright landing with oak and glass rails and balustrade.

To the rear we have a private garden mainly laid to lawn with mature shrubbery borders. A good sized patio and side passage access to rear gate and side door into the single garage. To the front we have a smart block drive way allowing parking for numerous vehicles with a side fore garden laid to lawn with mature shrubs.



Accommodation

Entrance Porch

Entrance Hall

Living/Dining Room

20'5" x 11'0" (6.23 x 3.37)

Fitted Kitchen

8'0" x 12'11" (2.44 x 3.94)

Ground Floor WC

Bedroom One

8'11" x 12'2" (2.73 x 3.73)

Bedroom Two

11'1" x 11'0" (3.40 x 3.37)

Bedroom Three

6'3" x 11'8" (1.91 x 3.58)

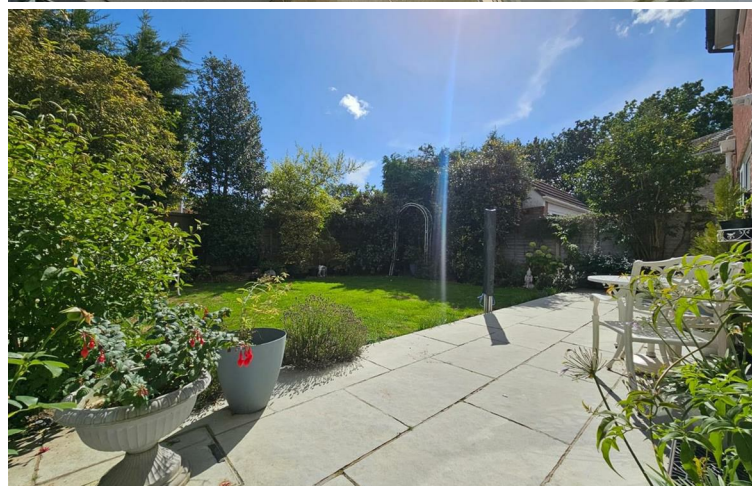
Bedroom Four

8'0" x 9'1" (2.44 x 2.78)

Family Bathroom

Single Garage

15'2" x 8'11" (4.63 x 2.72)



TENURE: We are advised that the property is freehold

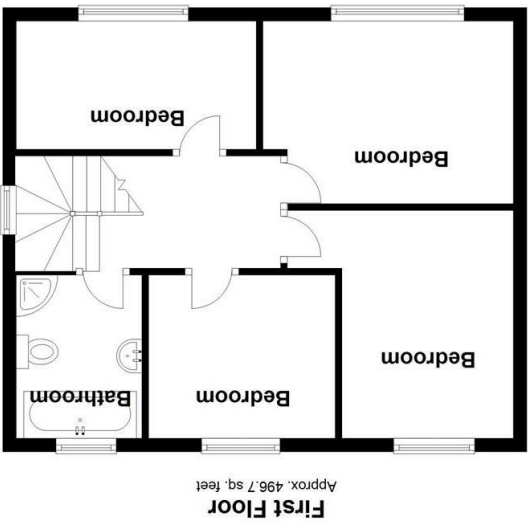
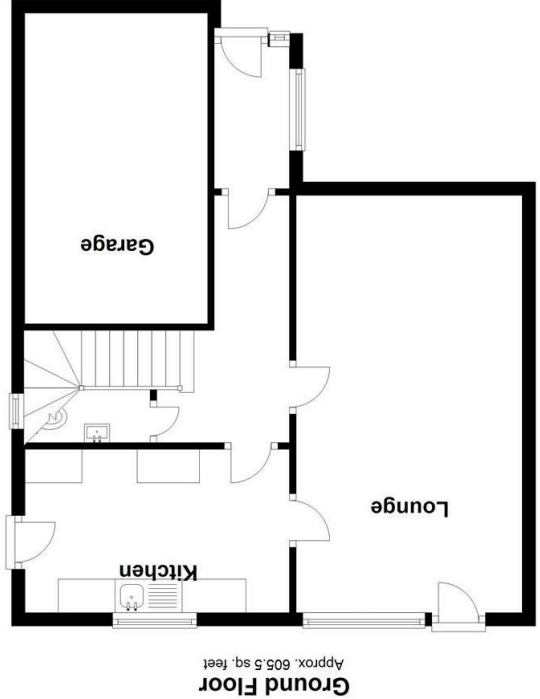
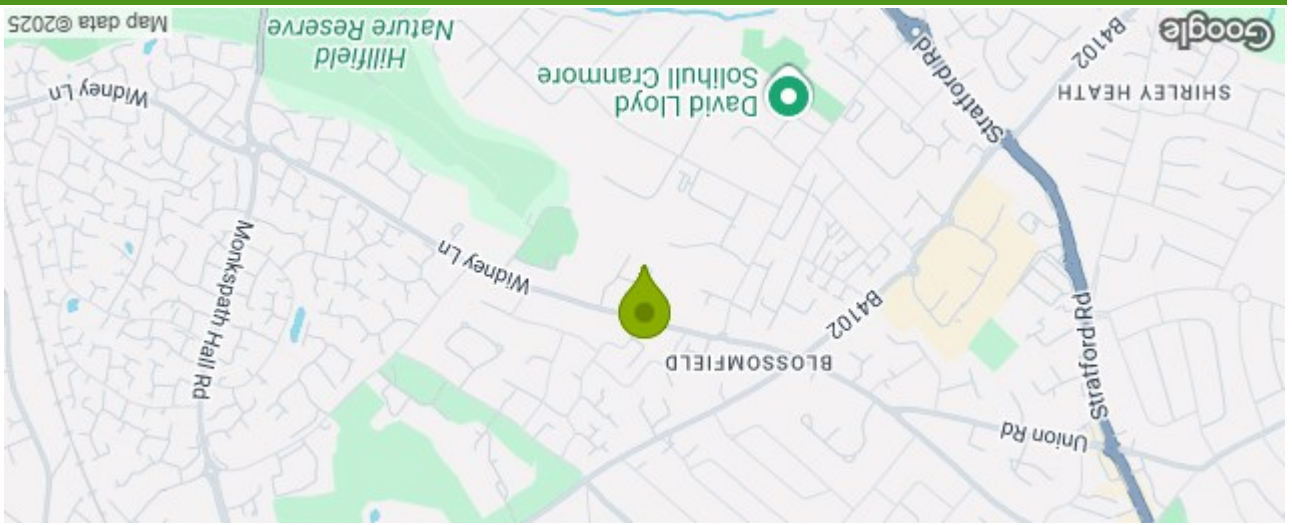
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 09/09/2025. 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 (data taken from checker.ofcom.org.uk on 09/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

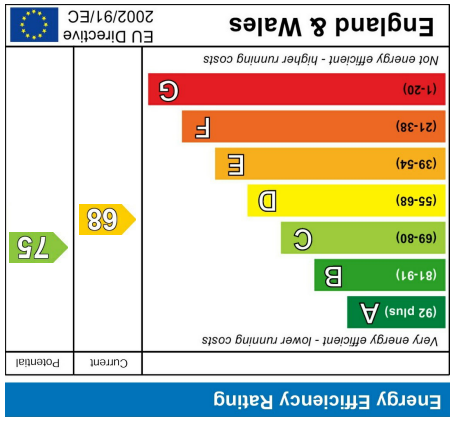
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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 does not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to cease discussions and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Total area: approx. 1102.2 sq. feet

22 Clifton Crescent Solihull Solihull B91 3LG
Council Tax Band: E



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.