



smarthomes



- A Well Presented & Extended Link Detached Property
- Four Good Size Bedrooms
- Enlarged Lounge
- Dining Room

Clifton Crescent, Solihull, West Midlands, B91 3LG Offers Over £550,000

A well presented and extended link detached family home in a sought after location benefitting from enlarged lounge, dining room, breakfast kitchen, conservatory, guest WC, four good size bedrooms, en-suite shower room, family bathroom, south facing rear garden, garage and off road parking



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing off road parking extending to up and over garage door and UPVC double glazed door leading into



Enclosed Porch

With wall lighting and UPVC double glazed door leading through to

Entrance Hall

With ceiling light point, radiator, Karndean flooring and doors leading off to



Guest WC

With low flush WC, vanity wash hand basin, Porcelanosa tiling to splashback areas, ceiling light point, radiator and cloaks area with fitted rail



Enlarged Lounge to Front

23' 11" x 13' 10" (7.29m x 4.22m) With double glazed window to front elevation, Karndean flooring, two ceiling light points, gas fire with marble effect hearth and wooden surround, stairs leading to the first floor accommodation, feature part glazed bi-folding doors to dining room, radiator and opening to



Extended & Re-Fitted Breakfast Kitchen

15' 1" x 12' 10" (4.6m x 3.91m) Being re-fitted with a modern range of Siematic handle-less drawer and base units, granite work surfaces with matching upstands, inset sink with mixer tap, feature tiling to splashback wall, four ring gas hob with extractor canopy over, inset eye-level oven, grill and microwave oven, integrated dishwasher and fridge freezer, island with feature wood breakfast bar area, aluminium powder coated bi-

folding doors leading out to the rear garden, radiator, Karndean flooring, spot lights and feature light points to ceiling, window to dining room and door to garage

Dining Room to Rear

13' 10" x 8' 1" (4.22m x 2.46m) With feature window to conservatory, further window to kitchen, spot lights to ceiling, Karndean flooring, radiator and part glazed door leading into

Conservatory

12' 6" x 9' 7" (3.81m x 2.92m) With polycarbonate roof, radiator, power points, tiled flooring and double glazed French doors leading out to the rear garden

Accommodation on the First Floor

Landing

With access to loft space, ceiling light point, Velux window, deep storage cupboard and doors radiating off to

Bedroom One to Front

11' 10" x 9' 4" *plus fitted wardrobes* (3.61m x 2.84m) With double glazed window to front elevation, wall to wall fitted wardrobes, radiator, ceiling light point and sliding door leading through to

Re-Fitted Porcelanosa En-Suite Shower Room

Being re-fitted with a three piece Porcelanosa suite comprising shower cubicle with thermostatic rainfall shower and handheld shower attachment, low flush WC and wall mounted wash hand basin, complementary Porcelanosa tiling to walls and floor, ladder style radiator and spot lights to ceiling

Bedroom Two to Rear

11' 10" x 8' 2" *plus fitted wardrobes* (3.61m x 2.49m) With double glazed window to rear elevation, radiator, wall to wall fitted wardrobes with sliding doors and ceiling light point

Dual Aspect Bedroom Three

13' 11" x 9' 8" (4.24m x 2.95m) With double glazed windows to front and side elevations, radiator and ceiling light point

Bedroom Four to Rear

15' 4" x 9' 8" (4.67m x 2.95m) With double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Porcelanosa Family Bathroom

Being re-fitted with a modern three piece Porcelanosa suite comprising panelled bath with thermostatic rainfall shower over, additional handheld shower attachment and glazed screen, WC with enclosed cistern and wall mounted flush and feature wall mounted oval wash hand basin, Velux window, complementary Porcelanosa tiling to walls and floor and spot lights to ceiling

South Facing Rear Garden

Being mainly laid to lawn with paved patio, block edged paved footpath leading to rear, timber shed, gravel border, shrubbery borders and fencing to boundaries

Garage

17' 2" x 8' 3" *max* (5.23m x 2.51m) With up and over garage door to driveway, space and plumbing for washing machine, power points, lighting and door to kitchen

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



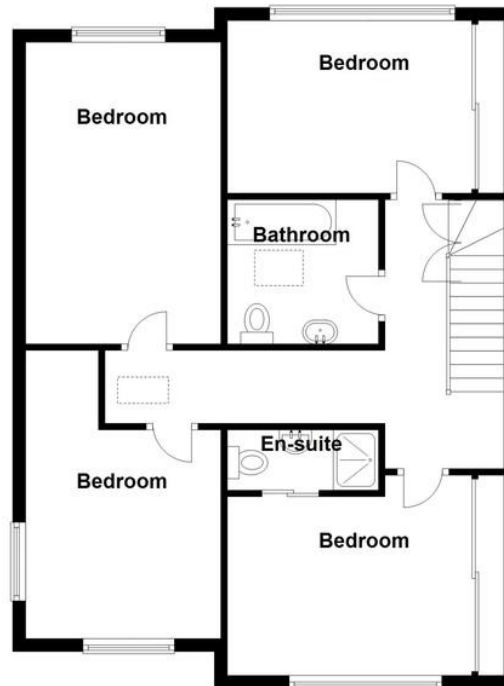
Ground Floor

Approx. 102.1 sq. metres (1099.2 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.5 sq. feet)



Total area: approx. 174.5 sq. metres (1878.6 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.