



smarthomes

**The Crescent**

Solihull

- A Four Double Bedroom Detached Family Home
- Re-Fitted Breakfast Kitchen & Two Spacious Reception Rooms
- Extensive Mature Private Rear Garden with Indian Stone Patio
- Tandem Garage and In & Out Driveway

**Offers Over £875,000**

Current EPC Rating - D  
Current Council Tax Band - G







## Property Description

A most spacious detached family home situated on a most sought after road a stones throw from Solihull Town Centre. Offering accommodation comprising a welcoming entrance hallway, two spacious reception rooms, re-fitted breakfast kitchen with Aga, utility room, guest W.C, four double bedrooms, study area, provision for en-suite, spacious family bathroom, extensive private rear garden, in and out driveway, tandem garage and covered side passage with gardeners W.C

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 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.





## Rooms & Measurements

Sitting Room to Front 5.08m x 3.48m (16'8" x 11'5")

Extended Lounge/Diner to Rear 6.88m x 4.6m into bays (22'7" x 15'1" into bays)

Re-Fitted Breakfast Kitchen to Rear 4.8m x 4.72m (15'9" x 15'6")

Utility Room 2.77m x 2.13m (9'1" x 7'0")

Bedroom One to Rear 4.7m x 4.62m (15'5" x 15'2")

Provision for En-Suite 3.45m x 2.18m (11'4" x 7'2")

Bedroom Two to Front 5.05m x 3.45m (16'7" x 11'4")

Bedroom Three to Front 3.66m x 2.92m (12'0" x 9'7")

Bedroom Four to Rear 3.66m x 2.84m (12'0" x 9'4")

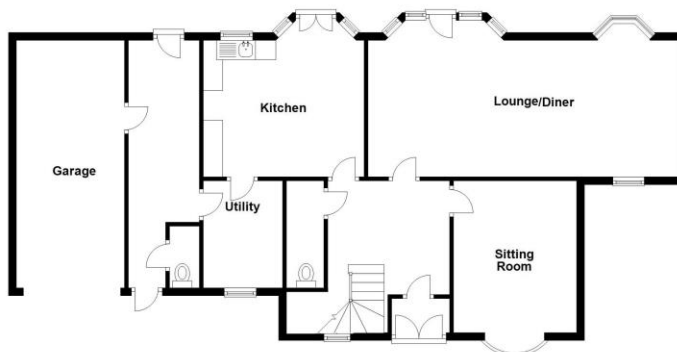
Spacious Family Bathroom to Side

Side Tandem Garage 9.75m x 2.77m (32'0" x 9'1")

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – G





Total area: approx. 187.7 sq. metres (2019.9 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate 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 are advised to recheck the measurements.