



Clifton Crescent Solihull

- A Well Presented Four Double Bedroom Family Home
- Open Plan Family Kitchen/Diner & En-Suite Shower Room
- Landscaped Westerly Facing Rear Garden
- Two Spacious Reception Rooms & Utility/Guest W.C

Offers Over £650,000

Current EPC Rating - TBC
Current Council Tax Band - E



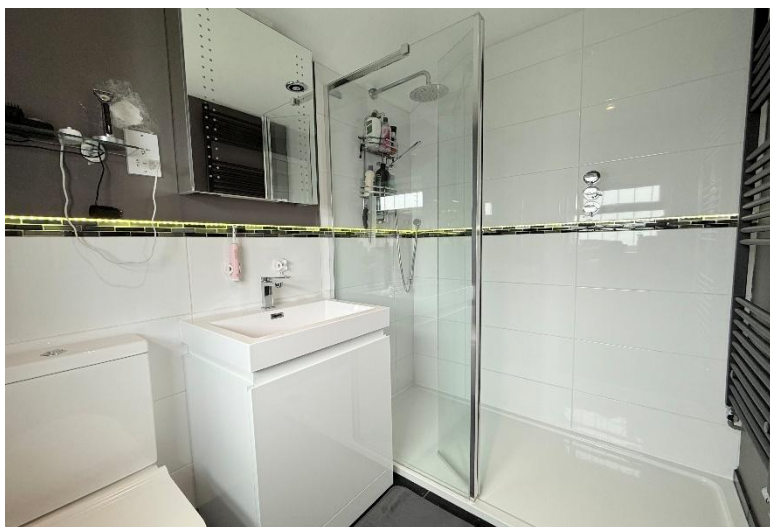
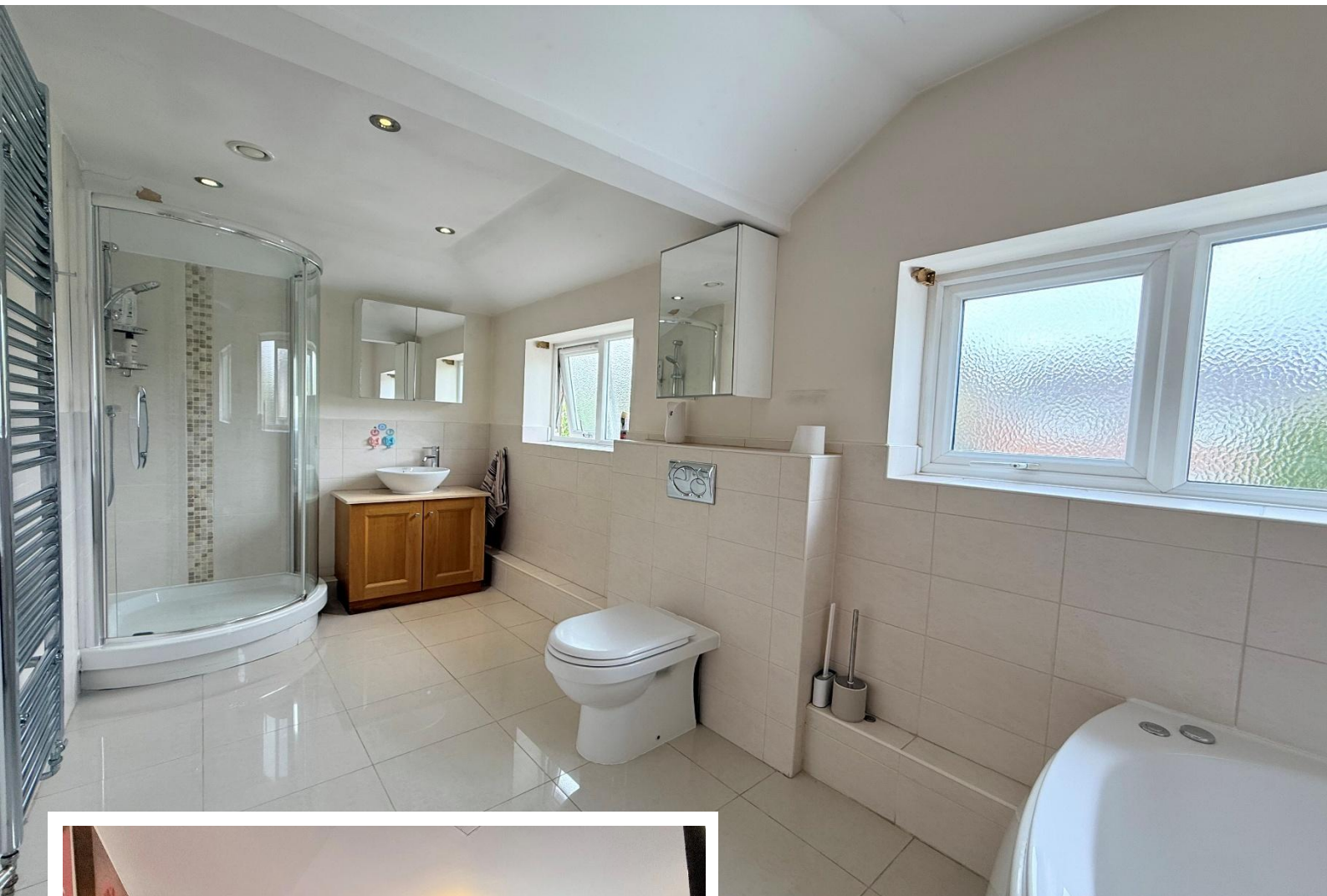


Property Description

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A well presented and substantially extended detached family home situated in a most popular location offering accommodation comprising a spacious lounge/diner, open plan family kitchen/diner, family room/home office, utility/guest W.C, four double bedrooms, re-fitted en-suite shower room, extended four piece family bathroom, landscaped Westerly facing rear garden, garage and driveway parking

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

Spacious Lounge/Diner to Front 6.81m x 4.04m (22'4" x 13'3")

Kitchen Area 5m x 3.4m (16'5" x 11'2")

Dining Area 3.07m x 2.36m (10'1" x 7'9")

Family Room/Home Office to Rear 3.86m x 3.25m (12'8" x 10'8")

Utility/Guest W.C 2.26m x 1.65m (7'5" x 5'5")

Bedroom One to Front 5.08m max x 3.81m min (16'8" max x 12'6" min)

Re-Fitted En-Suite Shower Room 2.13m x 1.57m (7'0" x 5'2")

Dual Aspect Bedroom Two 5m x 2.16m (16'5" x 7'1")

Bedroom Three to Side 2.95m x 2.9m (9'8" x 9'6")

Bedroom Four to Rear 3.58m x 2.44m (11'9" x 8'0")

Extended Four Piece Family Bathroom to Rear 4.42m x 1.91m (14'6" x 6'3")

Garage 5.18m x 2.34m (17'0" x 7'8")

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 vendor. Current council tax band – E



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.