

Peter Clarke



Ashlawn Crescent



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B91 1PS

- Beautifully Appointed Home
- Peaceful South Facing Garden
- Gated In and Out Driveway
- Four Bedrooms
- Luxurious Bathrooms

An individual and impressive contemporary style detached home situated in a lovely quiet location.

£1,295,000

Peter Clarke

66 High Street,
Henley-In-Arden, Warwickshire B95 5BX
01564 795757

www.peterclarke.co.uk



LOCATION This immaculate detached family home is situated on a generous corner plot within a quiet location, yet close to Solihull Town centre. Solihull offers a wide choice of shopping facilities including Touchwood and John Lewis department store, multi screen cinema and numerous restaurants and bars. Near to the town centre Solihull train station offers trains into Birmingham and London Marylebone. There is easy road access to the M42, M40, M6 and Birmingham international airport and train station. Set back from the road behind a large in and out driveway with remote security gates, hedged frontage giving privacy, lawned foregarden and access is gained via the storm porch and attractive hard wood double glazed door leading through to the;

RECEPTION HALL 24' 5" x 10' 2" (7.44m x 3.1m) Feature porcelain tiled floor and oak staircase off to the gallery landing, coved cornice and ceiling downlights, built in oaks cupboard with hanging pegs and tripswitch consumer units.

REFITTED GUEST WC/ SHOWER ROOM 10' 1" x 6' 2" (3.07m x 1.88m) Double glazed frosted window to front, feature tiled walls and flooring, white suite with Wc, wall mounted wash basin, walk in shower area with the mostatic shower and separate spray head attachment. Ceiling downlights, extractor and chromed heated towel rail.

LOUNGE 21' 0" x 16' 2" (6.4m x 4.93m) Feature inglenook with Oak mantle and log burner, oak flooring, Plasma tv point, two double glazed windows to the front, coved cornice.

DINING ROOM 13' 3" x 10' 2" (4.04m x 3.1m) Porcelain tiled floor, double glazed doors to the day room, cupboard housing the Denon music system.

BREAKFAST KITCHEN/ FAMILY ROOM 39' 2" x 13' 7" (11.94m x 4.14m) An extensive range of Bespoke base, wall and drawer units with oak butchers block worksurfaces, breakfast bar and ample space for separate table, integrated dishwasher, two fridges, freezer, range master gas oven and extractor over, Belfast sink, tiled splashbacks, porcelain tiled floor throughout, feature exposed brick wall, two double glazed windows and French doors to the rear garden. The family area has double glazed French doors to the patio, porcelain tiled floor and opens through to the day room with an eye catching, double sided log burner between.

UTILITY ROOM 13' 9" x 6' 2" (4.19m x 1.88m) Refitted base, wall and drawer units with butchers block worksurfaces, integrated freezer, washing machine and tumble dryer, Belfast sink, double glazed door to side and window to rear. Cupboard housing the Worcester Bosch boiler and tank.

DAY ROOM 22' 3" x 9' 7" (6.78m x 2.92m) Double glazed French doors to the patio, porcelain tiled floor, double glazed doors to the dining room, double glazed roof skylantern, two radiators.

GALLERY LANDING 22' 2" x 10' 2 max" (6.76m x 3.1m) Double glazed window to front, radiator, airing cupboard and oak doors leading off to;

MASTER BEDROOM ONE 18' 8" x 16' 1" (5.69m x 4.9m) Two double glazed windows to front with radiators beneath, oak flooring and door to ensuite and dressing room.

DRESSING ROOM 17' 1" x 12' 1 max" (5.21m x 3.68m) Double glazed window to front, three deep double wardrobes, oak flooring and radiator.

ENSUITE SHOWER ROOM 8' 0" x 5' 9" (2.44m x 1.75m) Feature tiled walls and flooring, refitted white suite, Wc, vanity unit and wash basin, shaver point, LED downlights, extractor and double glazed Velux window, chrome heated towel rail, corner massage shower/ steam pod.

BEDROOM TWO 23' 10 max" x 10' 2" (7.26m x 3.1m) Double glazed windows to front and rear, oak flooring, radiator, two deep double wardrobes and door to;

ENSUITE SHOWER 8' 4" x 4' 6" (2.54m x 1.37m) Feature tiled walls and flooring, refitted white suite, Wc, vanity unit and wash basin, double shower cubicle with thermostatic shower, LED downlights, shaver point, chrome heated towel rail and double glazed velux window.

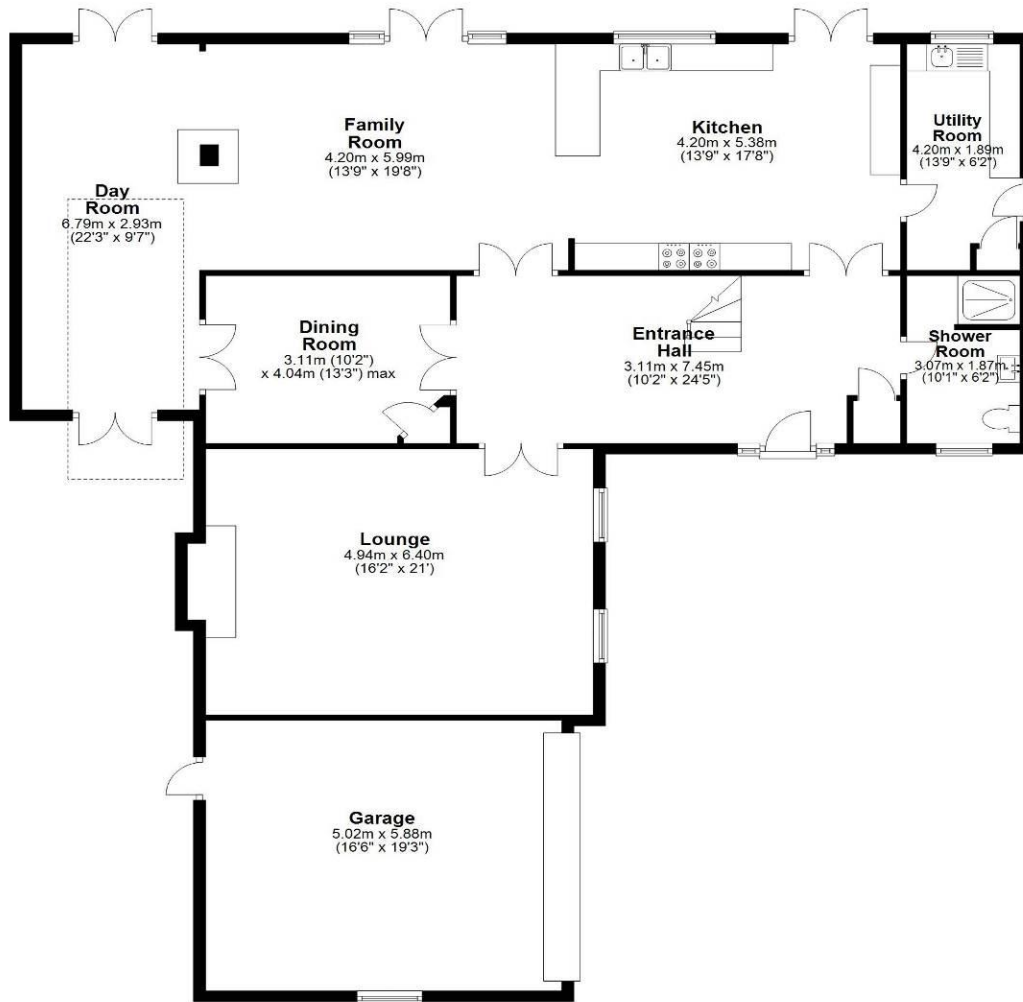
BEDROOMS THREE 20' 0 max" x 13' 6" (6.1m x 4.11m) Two double glazed window to rear, built in double wardrobe, two radiator.

BEDROOM FOUR 13' 5" x 9' 0" (4.09m x 2.74m) Double glazed window to rear, radiator.



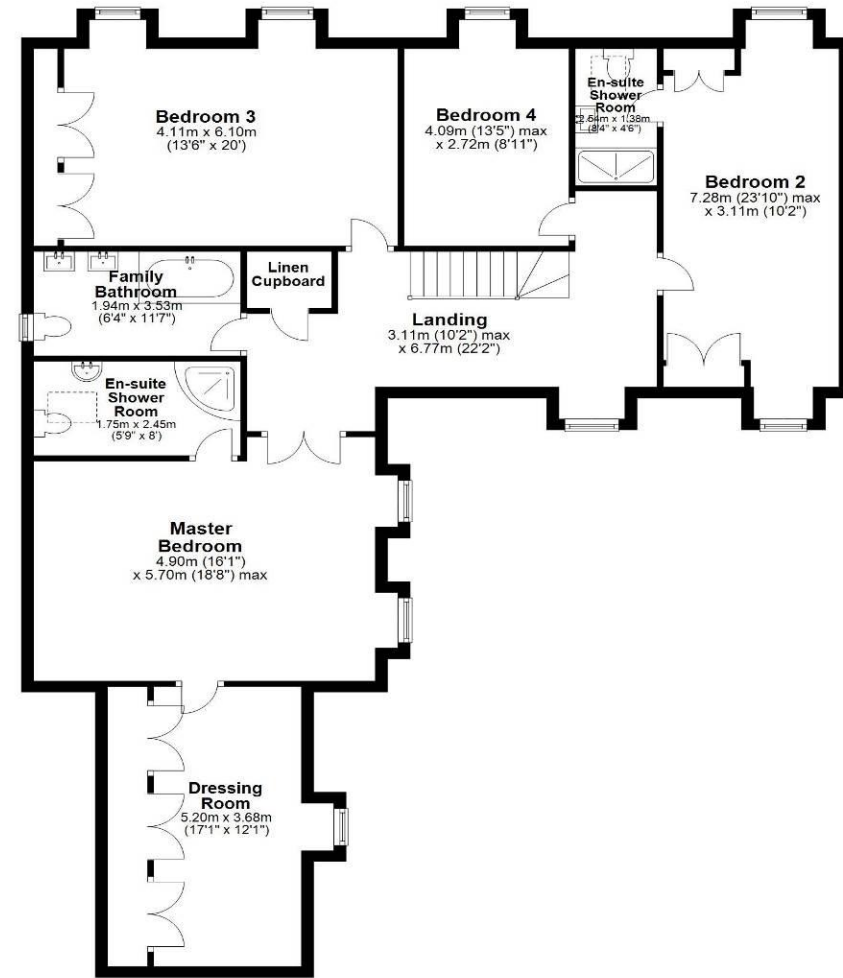
Ground Floor

Approx. 182.9 sq. metres (1968.8 sq. feet)



First Floor

Approx. 136.1 sq. metres (1465.3 sq. feet)



Total area: approx. 319.0 sq. metres (3434.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part any contract.
Plan produced using PlanUp.



FAMILY BATHROOM 11' 7" x 6' 4" (3.53m x 1.93m) Feature tiled walls and flooring, refitted suite, Wc, his and hers vanity units with wash basins, jacuzzi bath and shower head, LED downlights, frosted double glazed window to side, extractor and heated towel rail.

DOUBLE GARAGE 19' 3" x 16' 6" (5.87m x 5.03m) Remote control garage door, light & power points, hot and cold water tap, door leading through the courtyard.

COURTYARD Gate to the driveway, garden shed, paved throughout and door leading to the dayroom.

DELIGHTFUL REAR GARDEN Enjoying a private south facing aspect, well stocked flower and shrubbery beds, laid lawn, paved terrace with fitted gazebo, fenced boundaries, further wooden gazebo with decked terrace and sunken Hot Tub which is included in the sale, gate to the driveway, external downlights and cold water tap.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor all mains services are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band TBC**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: 74. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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Six offices serving South Warwickshire & North Cotswolds