

FOR SALE



Clifton Crescent, Solihull
£675,000


MARTIN&CO



Clifton Crescent, Solihull

4 Bedrooms, 2 Bathroom

£675,000

- Extended Four Bedroom Family Detached
- Master Bedroom with Ensuite Shower Room
- Lounge with Separate Dining /Living

OVERVIEW Offering spacious family accommodation this substantially extended detached residence is situated in popular cul de sac off Widney Lane in Solihull within easy access of Solihull Town Centre and excellent range of primary and secondary schooling. The well presented accommodation includes to the ground floor welcoming entrance hallway, family lounge, separate dining/living room, spacious kitchen leading to conservatory, downstairs cloaks/utility room. On the first floor is the master bedroom with ensuite shower room, three further good sized bedrooms and large family bathroom. It is set back from the road behind block paved driveway providing parking for several vehicles together with private rear garden

GROUND FLOOR

ENTRANCE HALL having composite entrance door to the front, obscure double glazed window at side, tile effect flooring and radiator.

INNER HALLWAY with radiator, tile effect flooring, ceiling spot lights and stairs to the first floor.

FAMILY LOUNGE 22' 4" x 13' 5" (6.81m x 4.09m) having two radiators, wood effect flooring and double



glazed bow window to the front.

GUEST CLOAKROOM/UTILITY ROOM 7' 6" x 5' 6" (2.30m x 1.68m) having range of fitted cupboards, roll edge work surface area with space and plumbing under for washing machine, radiator, low level w.c.wash hand basin' tiled flooring and roof light.

SPACIOUS KITCHEN 16' 6" x 11' 0" (5.04m x 3.37m) being fitted with an extensive range of modern contemporary units having granite work surfaces with inset twin bowl Belfast style sink unit with shower mixer tap over, space for range style cooker with canopy extractor hood over and integrated dishwasher. There is additional space for American style fridge/freezer, double glazed window to rear, tiled flooring and under stairs storage/pantry cupboard off.

CONSERVATORY 10' 3" x 7' 10" (3.14m x 2.40m) leading directly from the kitchen having radiator, tiled flooring and double glazed windows to side and rear with double glazed French doors opening onto the rear

patio.

REAR LIVING ROOM 12' 7" x 10' 10" (3.85m x 3.31m) with wood effect flooring, vertical radiator, double glazed windows to side and rear with upvc double glazed door giving access to the rear garden.

FIRST FLOOR

LANDING from which lead: -

MASTER BEDROOM 12' 7" x 10' 8" (3.85m x 3.27m) plus 12' 1" x 6' 5" (3.70m x 1.97m) with double glazed window to the front, heated towel and access to loft space.

EN SUITE SHOWER ROOM having large walk in shower cubicle with fitted thermostatic shower unit, vanity wash hand basin, low level w.c., heated towel rail and obscure double glazed window to the front.

BEDROOM TWO 16' 4" x 7' 0" (5.0m x 2.14m) with



radiator, wood effect flooring and double glazed windows to front and side.

BEDROOM THREE 11' 0" x 9' 10" (3.36m x 3.0m) with double glazed window to the rear, built in wardrobe/storage cupboard and radiator.

BEDROOM FOUR 9' 10" x 9' 7" (3.0m x 2.94m) with double glazed side window and radiator.

LARGE FAMILY BATHROOM 14' 7" x 6' 4" (4.46m x 1.94m) being half tiled to compliment the modern four piece suite which includes corner bath with shower attachment, separate corner shower cubicle with thermostatic shower unit, vanity wash hand basin, low level w.c., tiled flooring and two obscure double glazed window to the rear.

OUTSIDE To the rear is a private garden with side access having full width paved patio area with lawn beyond having railway sleeper edging and herbaceous

borders.

GARAGE 17' 0" x 7' 9" (5.19m x 2.38m) having metal up and over door to the front, power and light points, hot/cold water taps and door to the inner hall.

TENURE We are advised by the vendor that the property is FREEHOLD (subject to verification by your solicitor).



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