

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



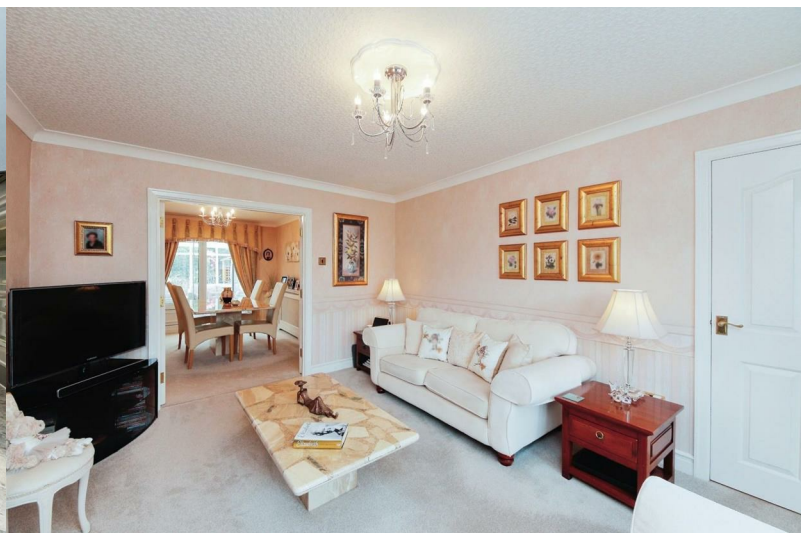
## Alderdale Crescent

Solihull, B92 9QF

Offers Over £500,000



Council Tax: E



# 4 Alderdale Crescent

Solihull, B92 9QF

Offers Over £500,000



An immaculately presented & generously proportioned four bedroom home, conveniently located for Jaguar Land Rover, the M42, Birmingham Airport & Solihull train station.

This extended home is walking distance of local parks & a bus stop, as well as close to a range of Primary & Secondary schools & comprises; reception hallway with parquet flooring & access into the living room & kitchen.

The living room has a feature fireplace & a bay window & links into the dining room, which in turn leads out to the conservatory. From the conservatory, you will enjoy a garden outlook & access. From the kitchen, which has a range of base & wall units, sink & drainer, integrated oven & hob, is a doorway into a useful utility. The utility also has a range of base & wall units, sink & drainer, space for white goods & appliances & a side door out to the rear garden & into the downstairs W.C, which has a vanity wash basin & bidet. There is also a courtesy door into the garage.

From the landing, is access into all four bedrooms & the family bathroom., with the main bedroom enjoying an en suite shower room & built in wardrobes.

Externally, there established gardens to the front & rear, with a block-paved driveway offering side by side parking, which in turn leads up to a garage. Landscaped rear gardens have a patio area, planted beds & borders & a raised terrace area with an attractive summerhouse.

Solihull is situated in the heart of England & is considered a sought-after residential area, due to its convenient proximity to a number of amenities to include – the NEC arena, Birmingham International airport, train stations, private & public hospitals, sixth forms & colleges, golf courses, Touchwood shopping centre & Resorts World, as well as boutique shops.

Solihull High Street is treelined & has a range of restaurants, bars & coffee shops to choose from.





## Road Map



## Hybrid Map



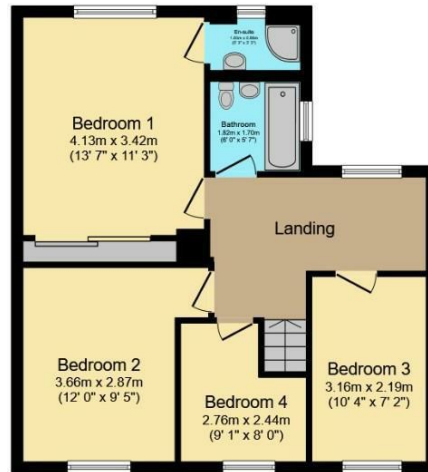
## Terrain Map



## Floor Plan



**Ground Floor**



**First Floor**

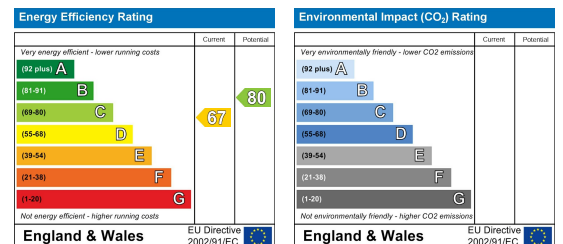
Total floor area 143.7 m<sup>2</sup> (1,547 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.