



23 FIRCREFT, SOLIHULL, B91 1JL

ASKING PRICE OF £579,950

EPC: D Council Tax Band: F



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Detached Family Residence
- Four Bedrooms (Master En Suite)
- Lounge & Dining Room
- Breakfast Kitchen
- Further Scope for Development (STPP)
- Cul de Sac Position
- Large Driveway & Garage
- Southerly Aspect Rear Garden



An extended four bedroom traditional style detached residence enjoying a cul de sac position within a sought after location. The property benefits from double glazing and gas central heating. The property is in need of some modernisation but offers excellent family living accommodation which briefly comprises; reception hall, dining room, spacious lounge, breakfast kitchen, utility area, separate wc, rear veranda, workshop, first floor landing, master bedroom with dressing area and en suite shower enclosure, three further bedrooms, family bathroom/wc, large driveway, good size garage and well stocked rear garden which is not directly overlooked. No Upward Chain. Please note that Ruxton are acting on behalf of Executors and immediate completion may not be available due to legal processes.

RECEPTION HALL

DINING ROOM 15' 0" x 11' 0" (4.57m x 3.35m)

SPACIOUS LOUNGE 20' 9" x 12' 3" (6.32m x 3.73m)

BREAKFAST KITCHEN 14' 10" x 10' 0" (4.52m x 3.05m)

UTILITY AREA

SEPARATE WC

LEAN-TO/VERANDA

WORKSHOP

FIRST FLOOR LANDING

MASTER BEDROOM 15' 7" x 11' 0" (4.75m x 3.35m)

with dressing area

EN-SUITE SHOWER ENCLOSURE & SINK UNIT

BEDROOM TWO 10' 10" x 10' 1" (3.3m x 3.07m)

BEDROOM THREE 11' 8" x 9' 0" (3.56m x 2.74m)

BEDROOM FOUR 9' 0" x 6' 10" (2.74m x 2.08m)

FAMILY BATHROOM/WC

LARGE DRIVEWAY

GARAGE 14' 7" x 13' 1" (4.44m x 3.99m)

with a remote control door

BEAUTIFULLY ENCLOSED REAR GARDEN which is not directly overlooked



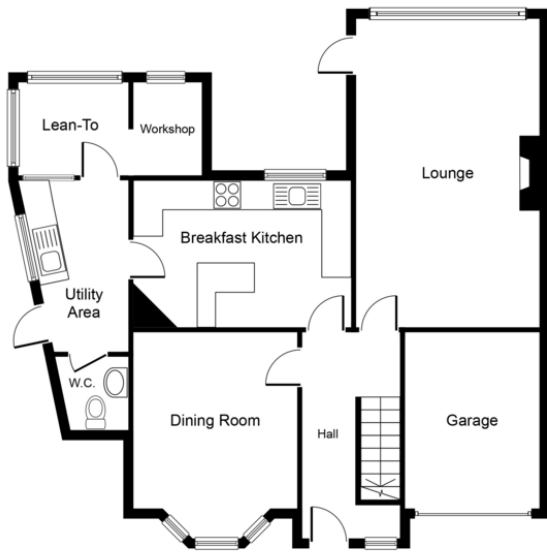
***** DRAFT DETAILS *****

Details have not been confirmed by the property owner.

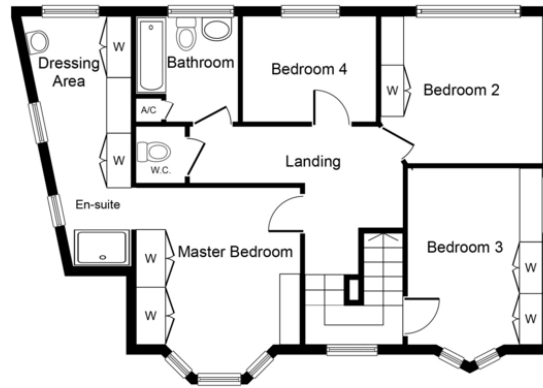
This is a draft copy only, therefore, we cannot confirm their accuracy.

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,648 sq.ft. (153.1 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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