



smarthomes

## Clifton Crescent

Solihull

- A Very Well Presented Four Bedroom Family Home
- Open Plan Family Kitchen/Diner & Re-Fitted Family Shower Room
- Wide Westerly Facing Rear Garden
- Two Spacious Reception Rooms, Large Utility & Guest W.C

**£650,000**

Current EPC Rating – 74 (C)  
Current Council Tax Band - E





## Property Description

A very well presented and heavily extended detached family home situated in a discreet cul-de-sac location and benefiting from no upward chain. Offering accommodation comprising a spacious extended lounge, dining room, re-fitted breakfast kitchen, garden room, extended utility room, guest W.C, four good size bedrooms, re-fitted four piece family bathroom, re-fitted family shower room, wide Westerly facing rear garden, garage store and ample 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 Extended Lounge to Front 6.7m x 3.8m (21'11" x 12'5")

Re-Fitted Breakfast Kitchen to Rear 5m x 3.3m (16'4" x 10'9")

Dual Aspect Dining Room 5.5m x 2.4m (18'0" x 7'10")

Garden Room 4.9m x 2.4m (16'0" x 7'10")

Extended Utility Room 3.7m x 3.1m (12'1" x 10'2")

Bedroom One to Front 4.1m x 3.3m (13'5" x 10'9")

Bedroom Two to Front 3.9m x 2.9m (12'9" x 9'6")

Bedroom Three to Rear 3.3m x 2.9m (10'9" x 9'6")

Bedroom Four to Front 3m x 2m (9'10" x 6'6")

Re-Fitted Four Piece Family Bathroom to Rear 3m x 2.3m (9'10" x 7'6")

Re-Fitted Family Shower Room to Rear 2m x 2m (6'6" x 6'6")

Garage Store 3.6m x 2.3m (11'9" x 7'6")

### 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 Nigel Hodges. Current council tax band – E



Total area: approx. 171.1 sq. metres (1842.0 sq. feet)

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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.