

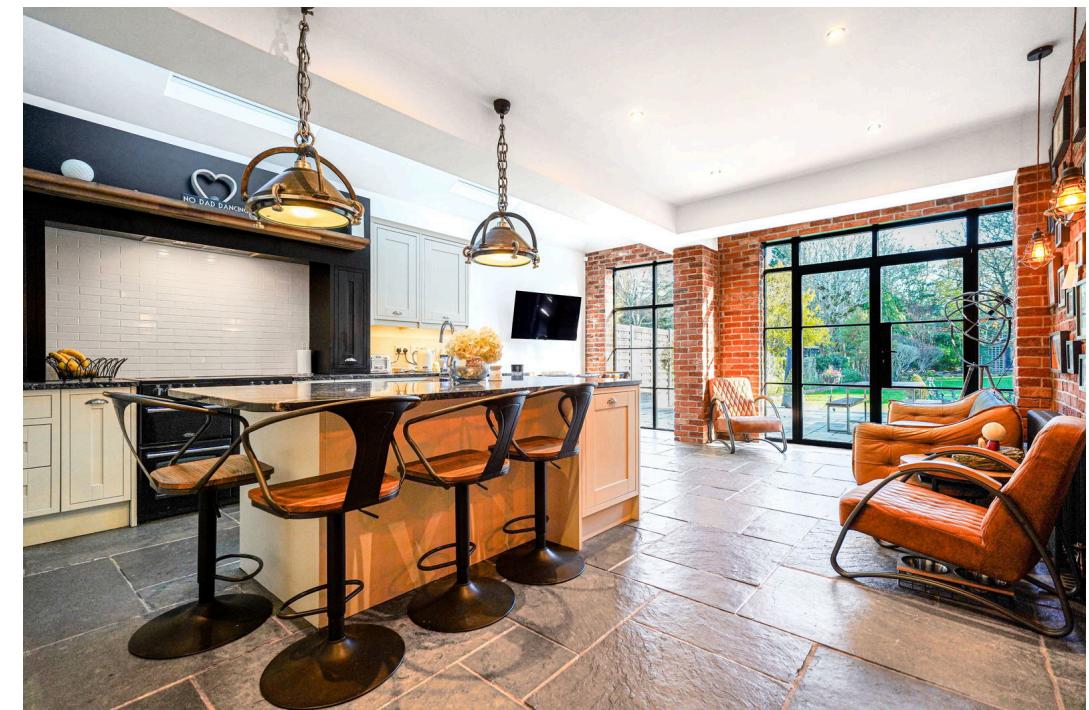


The Crescent, Solihull

Offers Over £1,150,000

## The Crescent, Solihull

A beautifully refurbished and substantially extended detached family home situated in one of Solihull's most sought after roads a stones throw from Solihull Town Centre. The property further benefits from planning approval for a further two storey extension. Offering spacious accommodation comprising a welcoming entrance hallway, three reception rooms, superb extended family breakfast kitchen, utility room guest W.C, five double bedrooms, en-suite shower room, family bathroom, substantial mature rear gardens with games room, ample driveway parking and double garage (partially utilised as gym area)





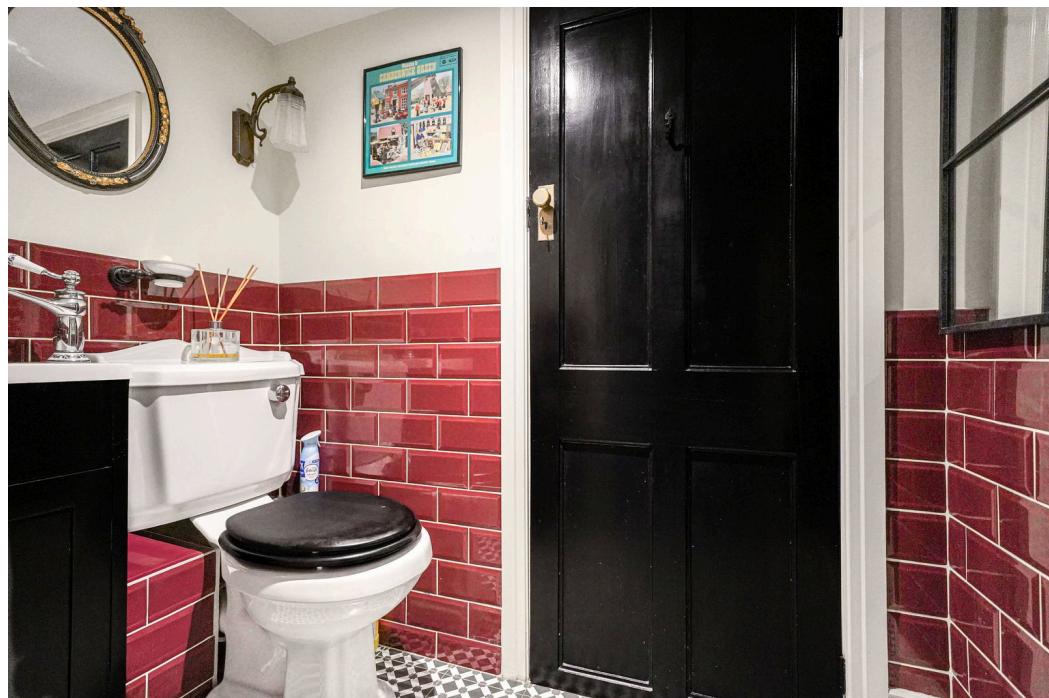
Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood 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.

## Property Frontage

The property is set back from the road behind a gravel driveway providing ample off road parking being divided by a central pathway extending to a wrought iron gate to storm porch with tiled threshold and feature leaded windows to sides of front door leading into

## Welcoming Entrance Hallway 5m x 4.39m (16'5" x 14'5")

With Minton style tiled flooring, built in cloaks cupboard, radiator, dado rail with feature Lincrusta panelling, open fireplace, stairs leading to the first floor accommodation and doors leading off to



## Spacious Dining Room to Front

5.16m x 3.66m (16'11" x 12'0")

With double glazed bay window to front elevation, decorative dado rail, radiator, wall and ceiling light points and feature tiled fire surround

## Spacious Lounge to Rear

7.04m x 4.24m (23'1" x 13'11")

With herringbone Karndean flooring, feature wall panelling, radiator, original marble open fire with mirror over, double glazed French doors leading out to the rear garden and door to

## Spacious Family Room to Rear

5.26m x 4.47m (17'3" x 14'8")

With ceramic tiled flooring, radiator, feature roof lantern, double glazed window to rear, double glazed French doors leading out to the rear garden and door to boot room



## Superb Open Plan Family Breakfast

### Kitchen to Rear

6.68m x 5.08m (21'11" x 16'8")

Being re-fitted with a range of in frame wall, drawer and base units with complementary marble work surfaces over with inset sink and drainer unit with mixer tap. Space for Range style cooker, integrated dishwasher, integrated fridge and freezer, central island with breakfast bar, exposed brick wall, stone flooring, schoolhouse style radiators, ceiling light points, two Velux roof windows, feature crittall style window and doors leading out to the rear garden and door to

## Utility Room

4.29m x 1.5m (14'1" x 4'11")

With marble work surfaces, Belfast sink with mixer tap, integrated fridge, space and plumbing for stacked washing machine and tumble dryer, double glazed door to side and door to

## Guest W.C.



## Split Level Landing

With feature leaded double glazed window to side, radiator, ceiling light points and doors leading off to

## Bedroom One to Front

3.96m x 2.59m (13'0" x 8'6")

With double glazed window to front elevation, radiator, full width fitted wardrobes, ceiling light point and door to

## Re-Fitted En-Suite Shower Room

Being re-fitted with a three piece white suite comprising of a large shower enclosure with thermostatic shower, floating wash hand basin and a low flush W.C. Complementary metro and marble tiling to water prone areas and spot lights to ceiling





### **Dual Aspect Bedroom Two**

4.24m x 3.38m (13'11" x 11'1")

With double glazed windows to side and rear elevations, radiator and ceiling light point

### **Dual Aspect Bedroom Three**

4.78m x 2.74m (15'8" x 9'0")

With double glazed window to front elevation with American style shutters, double glazed window to rear, double wardrobes and two radiators

### **Bedroom Four to Rear**

3.05m x 2.77m (10'0" x 9'1")

With double glazed window to rear elevation, radiator and ceiling light point



### **Bedroom Five to Front**

3.38m x 3.12m max (11'1" x 10'3" max)

With double glazed window to front elevation, fitted wardrobe, radiator and ceiling light point

### **Superb Re-fitted Family Bathroom to Side**

Being re-fitted with a three piece white suite comprising a panelled bath with shower attachment and glazed screen, Burlington pedestal wash hand basin and W.C with Burlington high level cast cistern. Obscure double glazed window to side, polished marble tiling to walls and floor and combination radiator and heated towel rail

### **Extensive Mature Rear Garden**

Being mainly laid to lawn with a large paved patio areas with oak framed outside kitchen with gas BBQ, fridge and freezer and marble work station. Further oak framed gazebo currently housing hot tub, gated access to property



### **Superb Games Room**

With bar area, wall mounted electric heater, lighting, windows to rear double doors to decking

### **Gym Room (Formally First Garage)**

4.57m x 2.64m (15'0" x 8'8")

With two Georgian style windows to front, ceiling strip light, radiator for door to

### **Second Garage**

With side hung doors for vehicular access

## Agents Note

Please note that this property is owned by a director of Smart Homes Estate Agency

## 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 – G

## Property Misdescriptions Act

Smart Homes have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.





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