



## 45 Ashlawn Crescent, Solihull

£800,000 Freehold

Beautifully maintained four-bedroom detached family home • Three generous double bedrooms with fitted furniture • Three reception rooms offering flexible living space • Sought-after Solihull location on Ashlawn Crescent • Stunning west-facing private rear garden • Large patio with French doors from the lounge and breakfast room • Multiple seating and entertaining areas throughout the garden • Impressive family bathroom with walk-in shower and separate bath • Large utility room and covered side passage access • Short onward chain with flexibility for buyer timescales



HS Homes is proud to present this beautifully maintained four-bedroom detached family home, situated in one of Solihull's most sought-after residential locations. Offering spacious and versatile accommodation throughout, this exceptional property combines elegant interiors, generous living space and a stunning west-facing rear garden, making it the perfect long-term family home.

Set back from the road behind a large driveway and integral garage, the property immediately offers an impressive first impression. Internally, the home has been lovingly maintained by the current owner and provides a warm, welcoming feel throughout.

A covered entrance porch provides a warm welcome into the property, opening into a spacious and impressive hallway which leads beautifully through to all principal reception rooms, together with a conveniently positioned downstairs WC neatly tucked beneath the staircase.

The ground floor boasts three spacious reception rooms, offering excellent flexibility for modern family living. The main lounge is beautifully presented and features French doors opening directly onto a large rear patio, creating a seamless connection between indoor and outdoor living and making it perfect for entertaining during the warmer months.

A separate dining room provides an ideal formal entertaining space, while the additional reception room is currently arranged as a bright and welcoming breakfast room. Positioned alongside the modern kitchen, this space connects effortlessly with the kitchen area and enjoys lovely views over the rear garden, creating an ideal setting for everyday family living and informal dining.

The kitchen is modern and well-appointed with ample cupboard and worktop space, integrated appliances and pleasant garden views. Off the kitchen is a particularly generous utility room together with a highly practical covered side passage, providing secure access from the front of the property through to the rear garden.

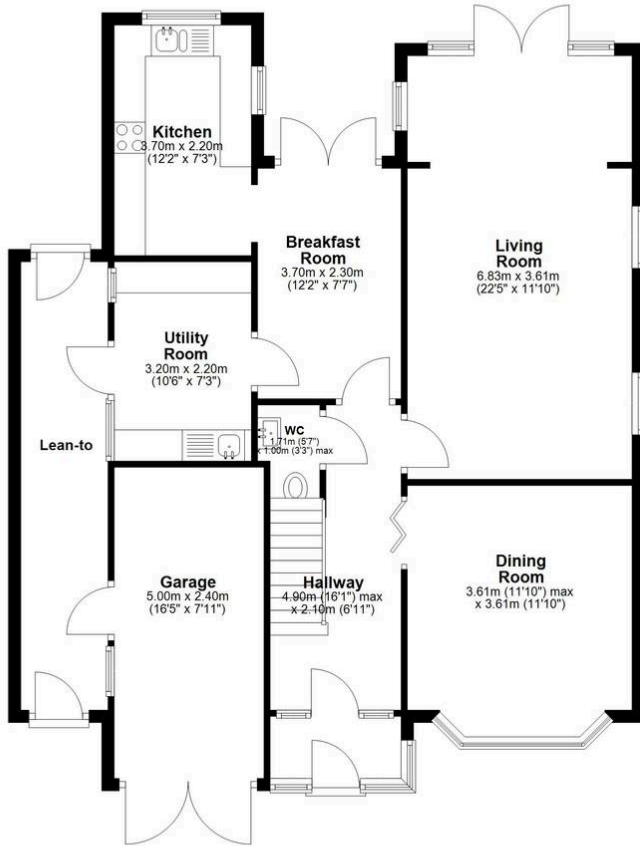
Upstairs, the property continues to impress with four well-proportioned bedrooms, including three double bedrooms with fitted wardrobes. The principal bedroom is spacious and bright, while the remaining bedrooms offer ideal accommodation for growing families or home working, with the fourth bedroom currently being utilised as a home study.

Externally, the rear garden is truly exceptional. Benefitting from a desirable west-facing aspect, the garden enjoys sunlight throughout the afternoon and evening and has been thoughtfully landscaped to provide multiple seating areas, mature planting and complete privacy.

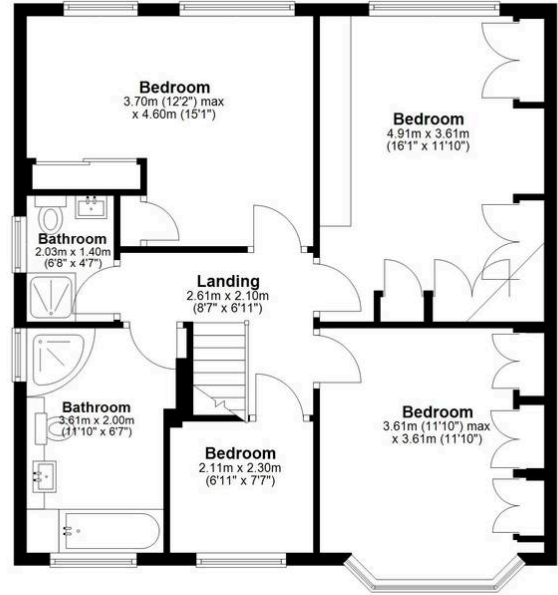




**Ground Floor**  
Approx. 100.1 sq. metres (1077.3 sq. feet)



**First Floor**  
Approx. 72.0 sq. metres (775.3 sq. feet)



Total area: approx. 172.1 sq. metres (1852.6 sq. feet)

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

Plan produced using PlanUp.

**45 Ashlawn Crescent, Solihull**

You can include any text here. The text can be modified upon generating your brochure.