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to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



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Call us we can help.  
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**35 Clifton Crescent**  
**Solihull, B91 3LQ**  
**Offers in the Excess of £475,000**

**SCAN FOR MORE INFO**  
**SIZE** - 1112 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - E  
**BROADBAND** - Upload Max 1000Mbps Download Max 1800Mbps  
**MOBILE SERVICES** - 3 - 84%, EE - 82%, O2 - 80%, Vodafone - 77%  
**EPC** - D - 63  
**PARKING** - For at least 2 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

Situated in a cul-de-sac, this stylish three-bedroom link-detached house offers a perfect blend of comfort and convenience. With easy access to both Solihull Town Centre and Sears Retail Park, this property is ideally situated for those seeking a vibrant community atmosphere. Families will appreciate the proximity to good schools, all within a pleasant walking distance.

**FEATURES**

- Extended Link Detached Property
- Cul-de-Sac Location Close to Local Amenities
- Dual Aspect Lounge/Dining Room
- Stunning Modern Kitchen
- Downstairs W/C
- Two Double Bedrooms
- Large Third Single Bedroom
- Luxury Shower Room with Underfloor Heating
- Private South West Facing Rear Garden
- Driveway Parking & Single Garage

Are you an investor  
interested in expanding your  
portfolio?

**Call 0121 775 0101 to provide your investment criteria for alerts.**



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**Sneak Peeks**

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.



**The Landlord Club**

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**HTSPMD**

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.



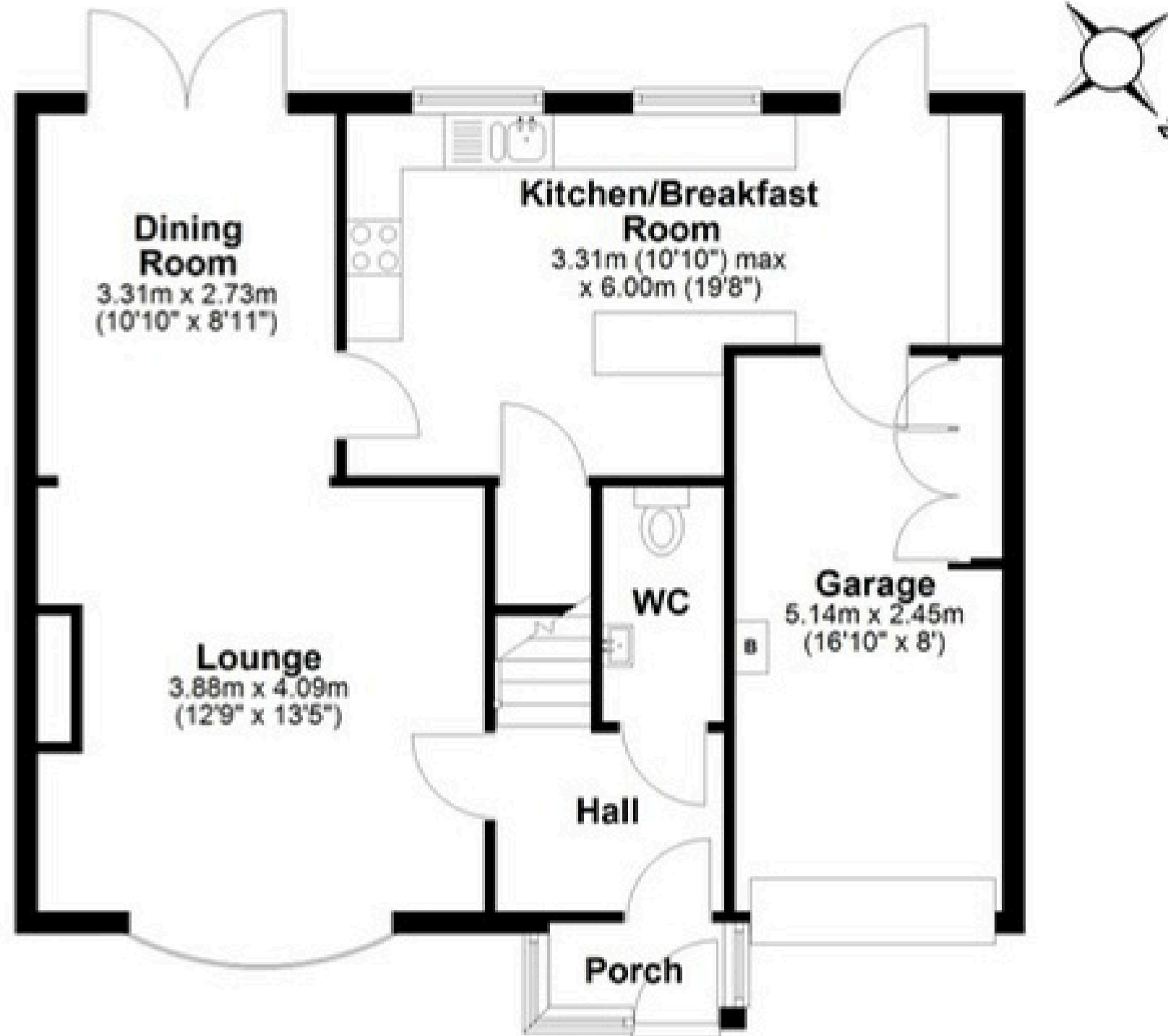
**The Mortgage Update**

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



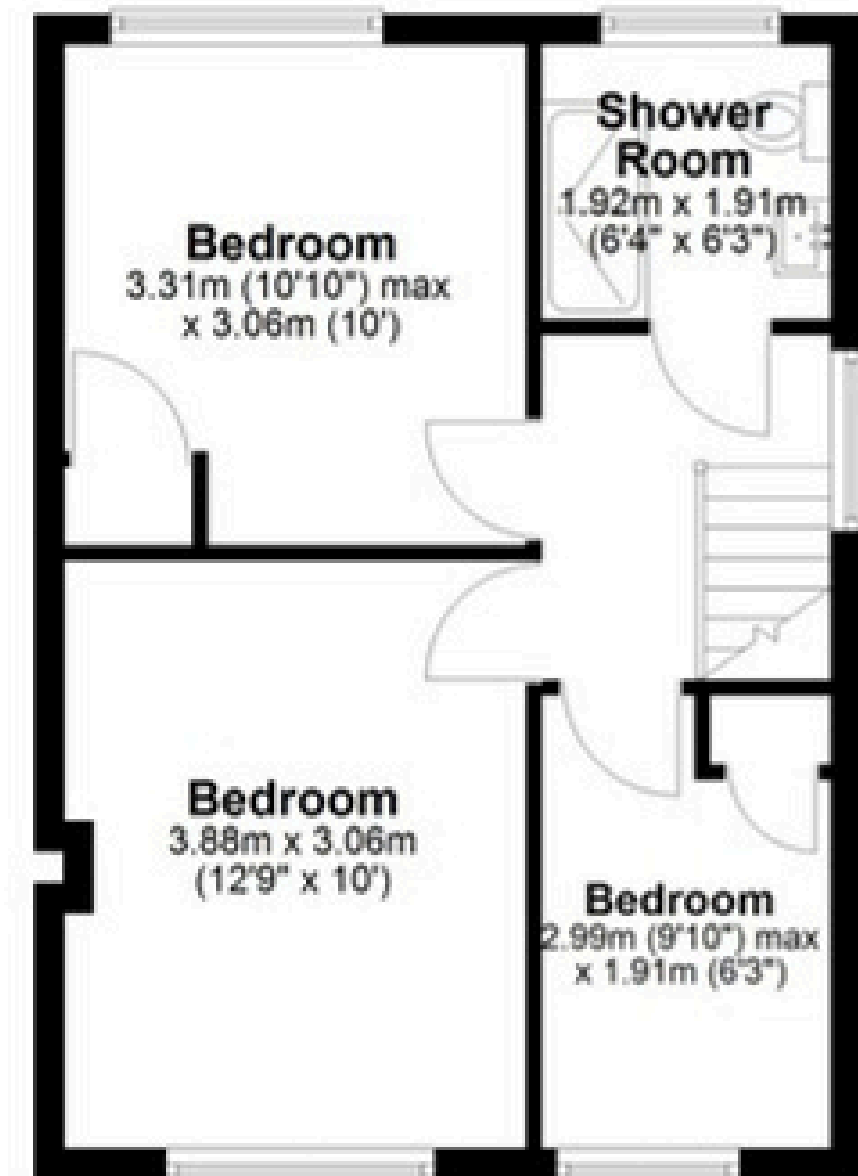
## Ground Floor

Approx. 66.3 sq. metres (713.3 sq. feet)



## First Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



Total area: approx. 103.3 sq. metres (1112.2 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.