



Northwick Crescent, Solihull

Guide Price £875,000





## PROPERTY OVERVIEW

Situated on a quiet and sought-after road in Solihull, this impressive five-bedroom detached family home offers a prime location close to the town centre and within walking distance to Solihull Town centre and local schools, including Tudor Grange Academy.

Boasting a large plot with excellent potential to extend (subject to planning permission), this property is accessed through a spacious entrance hallway, featuring ample storage space and a guest cloakroom.

The interior of the home showcases two generously sized reception rooms, including a dual-aspect living room and a versatile dining room that offers captivating views of the rear garden. The large kitchen/dining room provides ample work surfaces for culinary endeavours, while a practical utility room adds to the convenience of every-day living.

Ascending the staircase, you will find three well-proportioned double bedrooms and two singles, with the principal bedroom featuring a dressing area and en-suite bathroom. The additional bedrooms are served by a family bathroom, providing ample space for family or guests.

Outside, the property reveals a south-easterly facing rear garden, ideal for soaking up the sun on a large patio seating area. A front driveway offers ample parking space for multiple vehicles, leading to a detached double garage for added convenience.





With its prime location, spacious interior, and potential for further expansion, this family home presents a rare opportunity to create a dream living space tailored to your needs and desires. Arrange a viewing today to fully appreciate all that this property has to offer.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold



- Five Bedroom Detached Family Home
- Prime Location Within Walking Distance To Tudor Grange Academy
- Scope To Extend Subject To Planning Permission
- Two Large Reception Rooms
- Fitted Kitchen/Dining Room & Utility
- Five Generously Sized Bedrooms
- Principal Bedroom With En-Suite & Dressing Area
- South-Easterly Facing Rear Garden
- Large Driveway & Detached Double Garage
- Within Easy Walking Distance To Solihull Town Centre



**PORCH**

**ENTRANCE HALLWAY**

**WC**

**LIVING ROOM**

26' 10" x 12' 11" (8.19m x 3.94m)

**DINING ROOM**

13' 0" x 10' 9" (3.97m x 3.27m)

**KITCHEN/DINING ROOM**

16' 0" x 11' 2" (4.88m x 3.41m)

**UTILITY**

11' 2" x 5' 3" (3.40m x 1.59m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

15' 9" x 11' 5" (4.80m x 3.47m)

**DRESSING AREA**

**ENSUITE**

6' 6" x 6' 4" (1.97m x 1.93m)

**BEDROOM TWO**

13' 0" x 10' 11" (3.95m x 3.33m)

**BEDROOM THREE**

13' 1" x 8' 0" (4.00m x 2.43m)

**BEDROOM FOUR**

11' 3" x 8' 0" (3.42m x 2.44m)

**BEDROOM FIVE**

8' 2" x 6' 2" (2.48m x 1.89m)

**BATHROOM**

11' 0" x 7' 1" (3.35m x 2.15m)

**TOTAL SQUARE FOOTAGE**

185.8 sq.m (2000 sq.ft) approx.

**OUTSIDE THE PROPERTY****DETACHED DOUBLE GARAGE****REAR GARDEN WITH LARGE PATIO SEATING AREA****PRIVATE SEATING AREA AT THE TOP OF THE GARDEN****DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

Minimum of 6 vehicles which has the potential to be increased to 8.

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washer/dryer, electric garage door, all carpets, curtains, blinds and light fittings and CCTV.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.  
Broadband - cable.

**INFORMATION FOR POTENTIAL BUYERS**

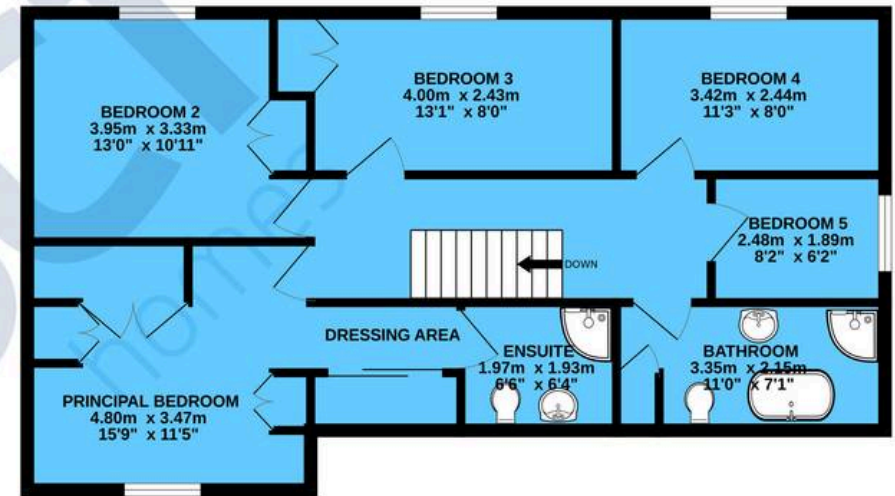
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 185.8 sq.m. (2000 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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