



ALDERDALE CRESCENT, SOLIHULL, B92 9QF
ASKING PRICE OF £550,000

xact
homes

XX Impressive Four/Five Bedroom Detached

XX Immaculately Maintained & Decorated

XX Internal Viewing Essential

XX Stunning Lounge/Dining Room

XX Conservatory

XX Extended Luxury Breakfast Kitchen

XX Downstairs Bedroom With Ensuite

XX Landscaped Rear Garden

XX Ample Off Road Parking

PROPERTY OVERVIEW

Situated in the most popular location on a corner plot, a fantastic opportunity to purchase this impressive four/five bedroom extended detached which must be viewed internally to be appreciated. The property has been immaculately maintained and decorated and must be viewed internally to be appreciated. The accommodation benefits from gas central heating, double glazing and has the added attraction of a luxury fitted extended breakfast kitchen and an extended downstairs fifth bedroom with ensuite shower room. The property briefly comprises of: impressive entrance hall, large lounge/dining room, UPVC double glazed conservatory, luxury fitted extended breakfast kitchen, utility area, downstairs fifth bedroom with ensuite shower room, three first floor bedrooms (one with dressing room and ensuite), bedroom four/study and landscaped rear garden.

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX

Band F

TENURE

Freehold

SERVICES

Water meter, mains gas, electricity and sewers

BROADBAND

Sky

LOFT SPACE

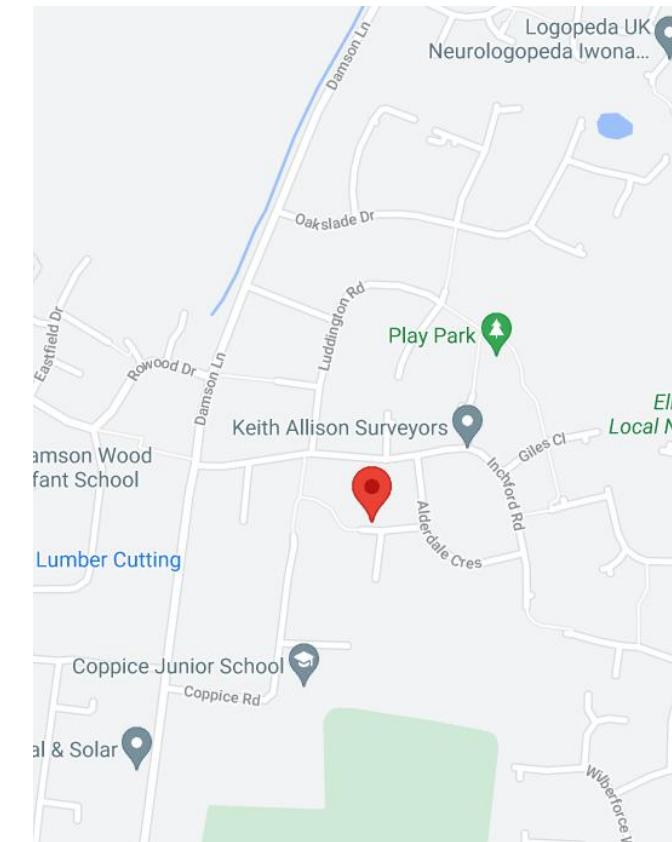
Boarded with ladder and lighting

GARDEN

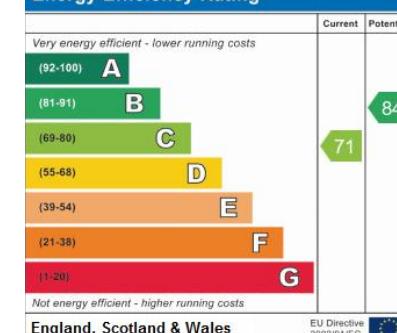
North facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, all carpets, some blinds, fitted wardrobes in three bedrooms and garden shed



Energy Efficiency Rating



England, Scotland & Wales

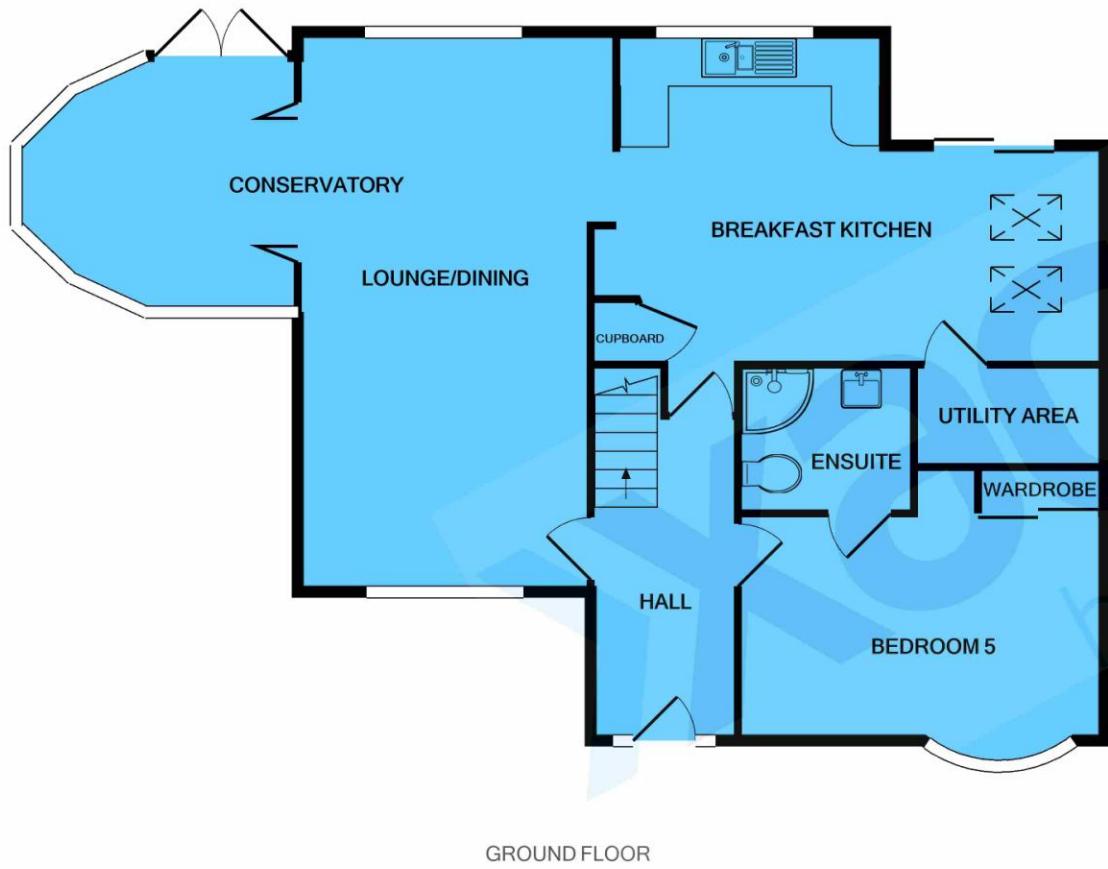
EU Directive
2002/91/EC

ENTRANCE HALL	15' 1" x 5' 1" (4.62m x 1.57m)
LOUNGE/DINING ROOM	25' 5" x 14' 1" (max) (7.75m x 4.31m)
CONSERVATORY	12' 10" x 11' 5" (max) (3.92m x 3.50m)
BREAKFAST KITCHEN	18' 0" x 16' 4" (max) (5.50m x 4.98m)
UTILITY AREA	7' 3" x 3' 5" (2.23m x 1.05m)
BEDROOM FIVE	14' 5" x 11' 8" (max) (4.40m x 3.58m)
ENSUITE	6' 0" x 5' 0" (1.83m x 1.54m)

FIRST FLOOR
BEDROOM ONE
13' 6" x 11' 9" (4.12m x 3.60m)
DRESSING ROOM
6' 6" x 5' 8" (1.99m x 1.75m)
ENSUITE
6' 4" x 6' 0" (1.95m x 1.85m)
BEDROOM TWO
11' 10" x 9' 1" (max) (3.63m x 2.78m)
BEDROOM THREE
11' 10" x 8' 9" (max) (3.61m x 2.67m)
BEDROOM FOUR/STUDY AREA
8' 10" x 6' 9" (2.70m x 2.06m)
BATHROOM
8' 11" x 6' 2" (2.72m x 1.90m)
OUTSIDE THE PROPERTY
OFF ROAD PARKING
NORTH FACING REAR GARDEN







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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