



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



»X Impressive Four/Five Bedroom Detached
 »X Immaculately Maintained & Decorated
 »X Internal Viewing Essential

»X Stunning Lounge/Dining Room
 »X Conservatory
 »X Extended Luxury Breakfast Kitchen

»X Downstairs Bedroom With Ensuite
 »X Landscaped Rear Garden
 »X 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.

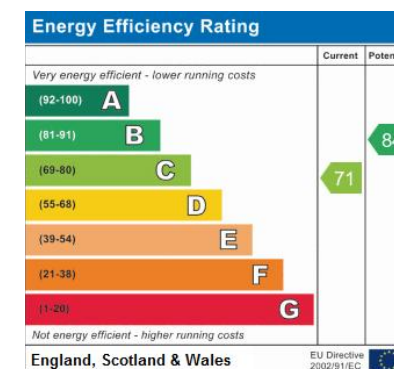
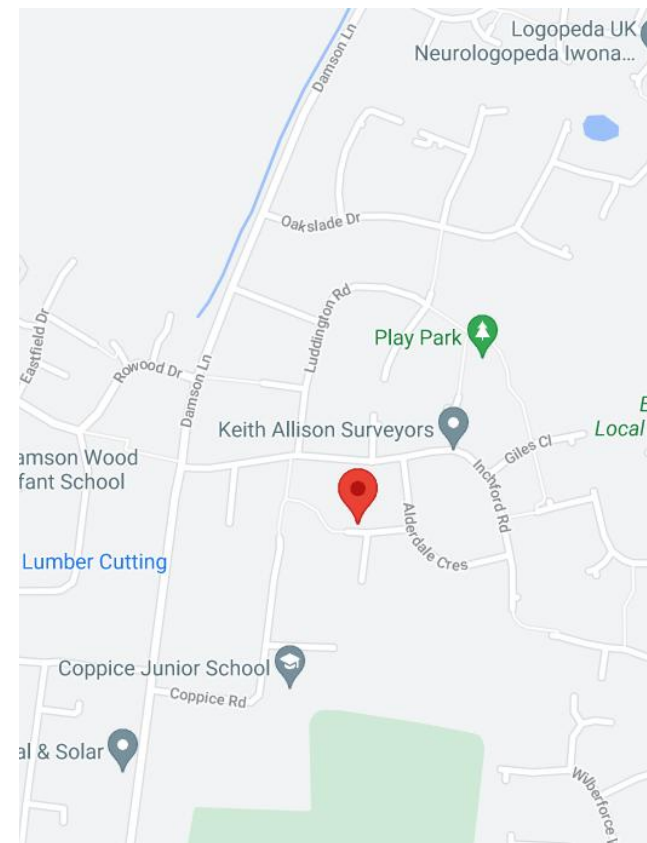
PROPERTY LOCATION

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



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

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)







GROUND FLOOR



1ST FLOOR

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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