



ASHTON CROFT, SOLIHULL, B91 3TY
ASKING PRICE OF £750,000



- »X Four Bedroom Detached
- »X Large Corner Plot
- »X Tudor Grange Academy Catchment

- »X Spacious Lounge
- »X Dining Room
- »X Breakfast Kitchen

- »X Family Bathroom & Ensuite
- »X Double Garage
- »X Early Viewing Essential

PROPERTY OVERVIEW

Situated on a large corner plot, an ideal opportunity to purchase this impressive four bedroom detached property located within the Tudor Grange Academy catchment. The property has been well maintained and tastefully decorated, benefits from gas central heating, double glazing and has the added attraction of a private rear garden. We recommend early viewing on this property which briefly comprises; canopy porch, entrance hall, guest cloakroom, attractive lounge, dining room, breakfast kitchen, utility room, four good sized bedrooms, ensuite shower room, family bathroom, double garage and landscaped garden.

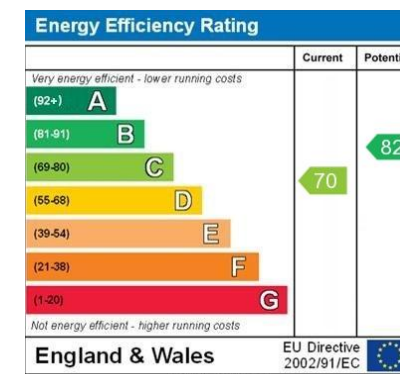
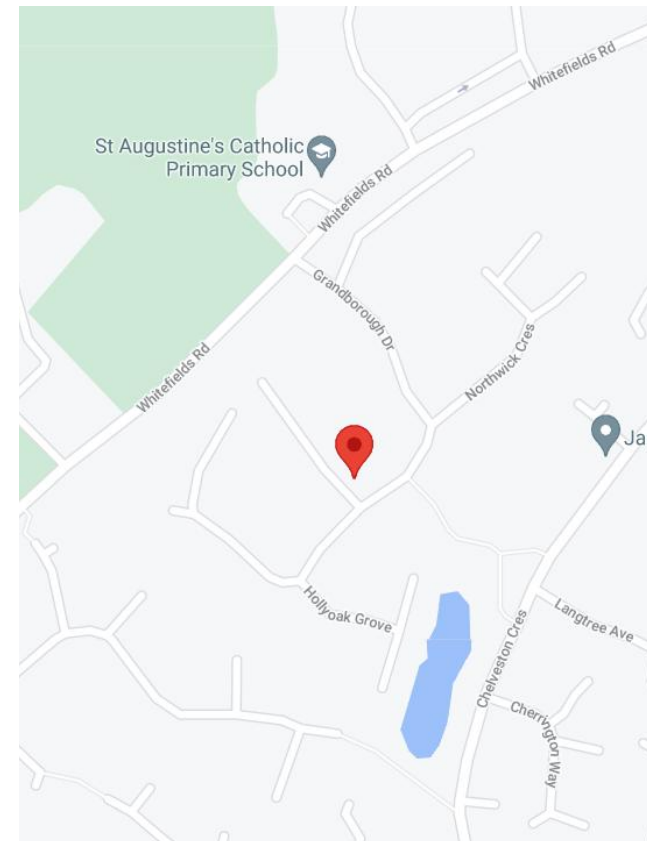
PROPERTY LOCATION

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 G
TENURE	Freehold
SERVICES	Mains gas, electricity and water on a meter
BROADBAND	BT
LOFT SPACE	Partially boarded
GARDEN	East facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, fitted wardrobes in all bedrooms and office furniture in bedroom four.



CANOPY PORCH

ENTRANCE HALL

12' 3" x 6' 8" (3.74m x 2.04m)

GUEST CLOAKROOM

8' 0" x 3' 1" (2.46m x 0.94m)

LOUNGE

18' 10" x 13' 0" (max) (5.76m x 3.98m)

DINING ROOM

13' 0" x 8' 11" (3.97m x 2.72m)

BREAKFAST KITCHEN

15' 7" x 8' 11" (4.76m x 2.72m)

LAUNDRY/UTILITY ROOM

8' 2" x 8' 1" (2.49m x 2.47m)

FIRST FLOOR LANDING

BEDROOM ONE (FRONT)

13' 0" x 12' 4" (3.98m x 3.77m)

ENSUITE SHOWER ROOM

7' 4" x 3' 8" (2.25m x 1.13m)

BEDROOM TWO (FRONT)

12' 4" x 11' 3" (3.77m x 3.43m)

BEDROOM THREE (REAR)

10' 0" x 9' 1" (3.05m x 2.78m)

BEDROOM FOUR (REAR)

10' 3" x 8' 0" (3.13m x 2.45m)

FAMILY BATHROOM

8' 0" x 5' 11" (2.45m x 1.81m)

OUTSIDE THE PROPERTY

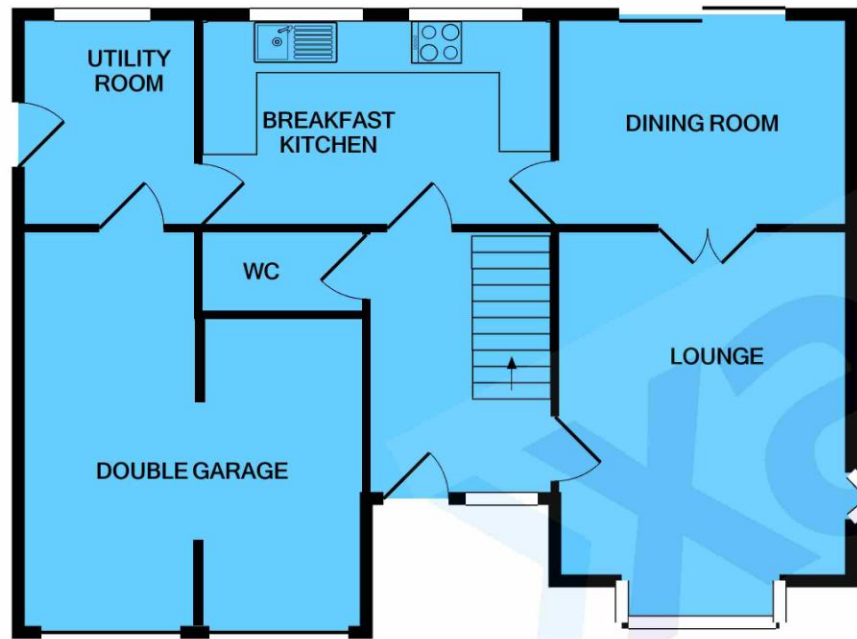
DOUBLE GARAGE

18' 0" x 17' 1" (max) (5.49m x 5.21m)

PRIVATE REAR GARDEN







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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