



smarthomes



- An Extended Detached Family Home
- Four Bedrooms
- Impressive Open Plan Family Dining Kitchen
- En-Suite, Family Bathroom & Ground Floor Shower Room

Clifton Crescent, Solihull, West Midlands, B91

£650,000

A substantially extended detached family home with four bedrooms, lounge diner, Impressive open plan family dining kitchen, study, re-fitted ground floor shower room, re-fitted en-suite shower room, modern family bathroom, utility room, landscaped rear garden, garage and off road parking.

EPC Rating – 55. Council Tax Band - E



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

This substantially extended family home is set on a generous corner plot with lawned fore garden and block edged sweeping tarmac driveway providing off road parking extending to side access, up and over garage door and composite front door leading through to



Entrance Porch

5' 3" x 5' 7" (1.6m x 1.7m) With polished porcelain tiling to floor, bespoke cloaks storage and composite double doors with glazed inserts leading through to



Impressive Entrance Hallway

With ceiling light point, herringbone flooring, radiator, feature obscure glazed block wall to lounge diner and obscure glazed door leading through to

Study Area

5' 6" x 5' 7" (1.68m x 1.7m) With double doors to open plan family kitchen, herringbone flooring, inset downlighters, built-in storage, radiator, door to utility room and door leading into



Re-Fitted Ground Floor Shower Room

Being re-fitted with a three piece white suite comprising corner shower cubicle with thermostatic rainfall shower, WC with enclosed cistern and pedestal wash hand basin, complementary tiling to water prone areas, wood effect flooring and ceiling downlighters



Utility Room

9' 0" x 7' 9" (2.74m x 2.36m) With ceiling light point, wood effect flooring, wall and base units, space and plumbing for washing machine and door to garage

Lounge Diner to Front

23' 11" x 14' 1" (7.29m x 4.29m) With ceiling light points, two radiators, double glazed window to front elevation, open plan staircase to first floor accommodation with glazed balustrade and inset feature LED lighting, herringbone flooring, coving to ceiling and obscure glazed sliding door leading through to

Superb Open Plan Family Dining Kitchen to Rear

26' 7" max x 25' 7" max (8.1m x 7.8m) Being fitted with a range of high gloss handleless wall, drawer and base units with complementary Granite work surfaces, inset sink with mixer tap, five ring gas on glass hob with Perspex splashback and Bosch extractor canopy over, inset eye-level AEG double oven and grill, dishwasher, space for fridge freezer, integrated dishwasher, space for American style fridge freezer, feature under-cupboard, work-top and plinth lighting, central breakfast bar seating area with storage, a range of ceiling lighting, polished tiled flooring with under-floor heating, double glazed folding doors leading out to decked terrace ideal for entertaining, roof lantern, double glazed windows, double glazed French doors leading out to the rear garden and feature vaulted ceiling with Velux windows

Accommodation on the First Floor

Landing

With Velux window, wood effect flooring, ceiling light points, radiator, feature glazed balustrade, built-in storage, loft access and doors leading off to

Extended Bedroom One to Rear

16' 3" x 14' 8" (4.95m x 4.47m) With two double glazed windows to rear elevation, radiator, spot lights to ceiling, light point with ceiling fan, coving to ceiling, wood effect flooring, fitted wardrobes with mirrored doors and door leading into

Re-Fitted En-Suite Shower Room to Rear

4' 7" x 8' 4" (1.4m x 2.54m) Being re-fitted with a three piece white suite comprising shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin, obscure double glazed window to rear, complementary Porcelanosa tiling to walls, ladder style radiator, wood effect flooring and ceiling down lighters

Bedroom Two to Front

14' 4" x 8' 7" (4.37m x 2.62m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling, wood effect flooring and fitted wardrobes with mirrored doors

Bedroom Three to Front

11' 11" x 9' 10" (3.63m x 3m) With double glazed window to front elevation, radiator, wood effect flooring, feature panelling to half-height with decorative dado rail and ceiling downlighters

Bedroom Four

9' 1" x 7' 8" (2.77m x 2.34m) With double glazed window to side elevation, radiator, ceiling light point, fitted wardrobes and wood effect flooring

Modern Family Bathroom to Rear

9' 10" x 6' 0" (3m x 1.83m) Being re-fitted with a three piece white suite comprising; panelled Jacuzzi bath with centralised telephone effect mixer tap with shower attachment, thermostatic over-head rainfall shower, additional handheld shower attachment and glazed screen, WC with enclosed cistern and feature vanity sink with floating storage below, obscure double glazed window to rear, tiling to water prone areas, feature radiator, ceiling light point and vanity lighting

Rear Garden

With decked terrace, lighting, retaining brick built wall, raised lawned area, fencing to boundaries, a range of mature shrubs and courtesy access to side

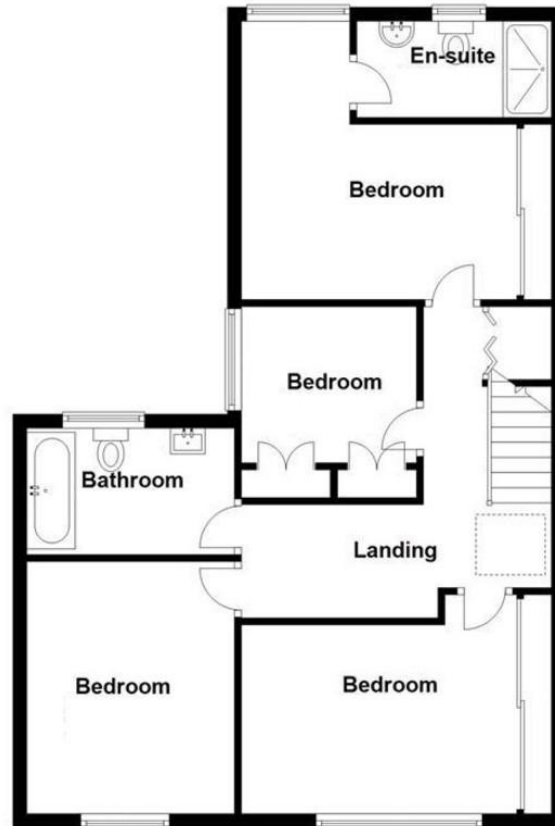
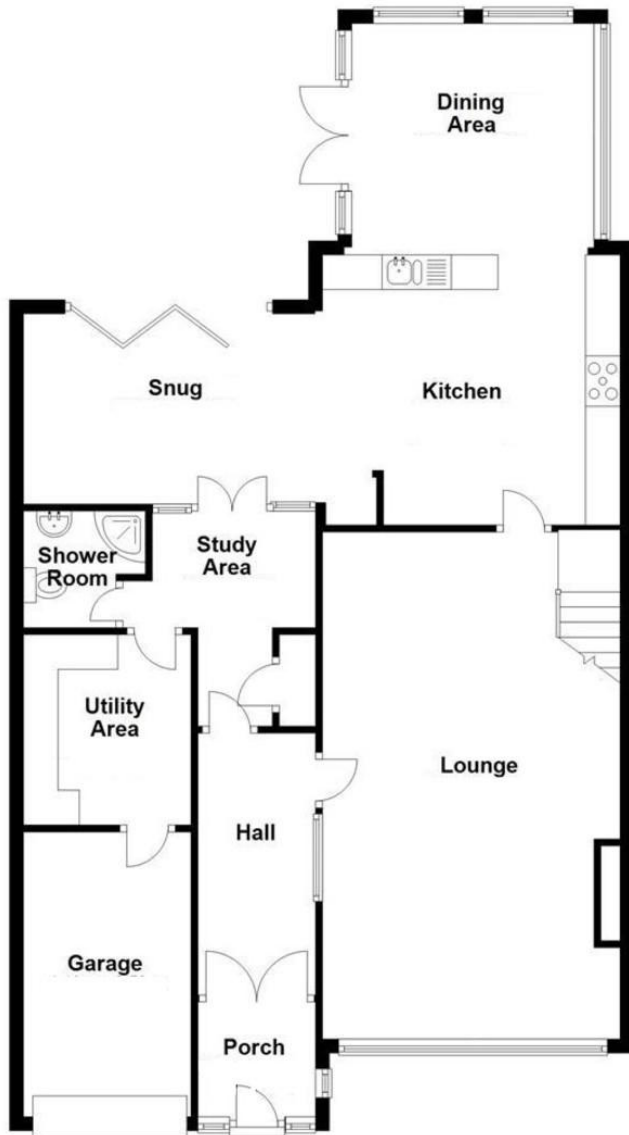
Garage

With up and over garage door to driveway

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – E.





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