



smarthomes

Greyfort Crescent

Solihull, B92 8DW

- An Extended Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Re-Fitted Family Bathroom

Offers Over £325,000

EPC Rating - 53

Current Council Tax Band - C





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.

The property is set back from the road behind a block paved driveway providing off road parking with a planted shrub border and a storm porch with a composite front door and UPVC double glazed window to side leading into



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard, engineered wooden flooring and door leading off to

Dining Room to Front

13' 5" x 10' 9" (4.1m x 3.3m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, engineered wooden flooring, fitted cupboards and shelving and double doors leading into



Lounge to Rear

15' 1" x 10' 9" (4.6m x 3.3m) With UPVC double glazed French doors with matching side windows leading to rear garden, engineered wooden flooring, wall mounted radiator, ceiling light point and a log burning stove with slate hearth and Oak mantle over

Extended Fitted Kitchen to Rear

12' 5" max x 11' 1" max (3.8m max x 3.4m max) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding gas cooker, space and plumbing for washing machine and dishwasher, wall mounted gas central heating boiler, tiling to splash back areas, radiator, ceiling light points, two UPVC double glazed windows to the rear aspect, a UPVC double glazed door to rear garden and courtesy door to garage



Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Front

14' 1" x 8' 10" (4.3m x 2.7m) With double glazed bay window to front elevation, radiator, built in wardrobes with mirror fronted sliding doors and ceiling light point

Bedroom Two to Rear

14' 9" x 8' 2" (4.5m x 2.5m) With double glazed bay window to rear elevation, radiator, built in wardrobes with mirror fronted sliding doors and ceiling light point





Bedroom Three to Front

6' 6" x 6' 2" (2m x 1.9m) With double glazed oriel window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

8' 6" x 6' 10" (2.6m x 2.1m) Being re-fitted with a modern white suite comprising of a feature freestanding bath with shower attachment, separate corner shower enclosure, feature vanity wash hand basin and a low flush W.C. Vertical central heating radiator, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

South Facing Rear Garden

Being mainly laid to lawn with paved patio area, timber framed shed, mature shrubs and bushes, cold water tap and panelled fencing to boundaries

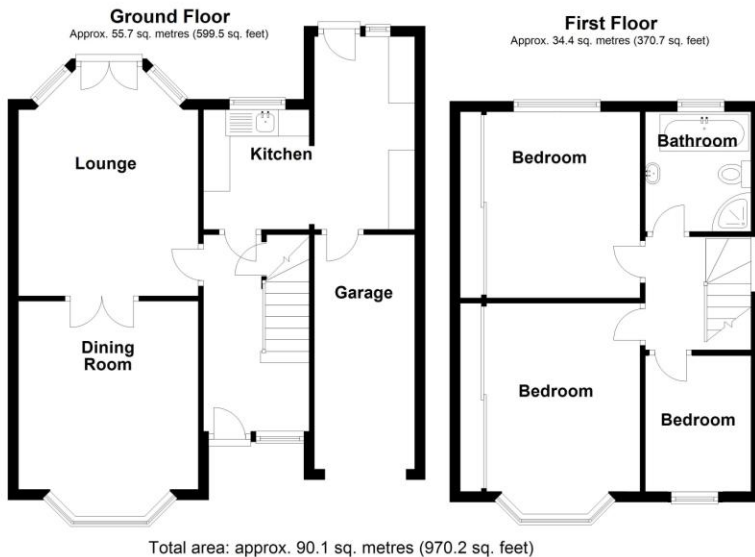
Narrow Side Garage

14' 5" x 5' 6" (4.4m x 1.7m) With side hung doors to property frontage, wall light point and courtesy door to kitchen



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 Nigel Hodges. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.