



smarthomes

Greyfort Crescent

Solihull, West Midlands, B92 8DN

- A Well Maintained Semi Detached Property
- Three Good Size Bedrooms
- Two Reception Rooms & Breakfast Kitchen
- Family Shower Room & Separate WC

Offers Over £330,000

EPC Rating 50

Current Council Tax Band D





Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.

A well maintained semi detached property being recently re-decorated & re-carpeted with superb potential to extend subject to planning permission benefitting from no upward chain, three good size bedrooms, two reception rooms, kitchen, utility, guest WC, shower room with separate WC, delightful rear garden backing onto Jubilee Park, garage and off road parking.



The property is set back from the road behind a paved driveway providing off road parking extending to garage doors and glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring, wall mounted carriage light and door leading through to

Entrance Hallway

With ceiling light point, coving to ceiling, radiator, cloaks cupboard, stairs leading to the first floor accommodation and doors leading off to

Dining Room to Front

14' 1" x 10' 4" (4.29m x 3.15m) With double glazed bay window to front elevation, ceiling light point, coving to ceiling, radiator and part glazed double doors leading through to



Lounge to Rear

11' 7" x 13' 7" (3.53m x 4.14m) With double glazed bay window over-looking the rear garden, wall lighting, ceiling light point, coving to ceiling, radiator and gas fireplace with polished stone hearth and surround

Breakfast Kitchen to Rear

10' 2" max x 8' 7" (3.1m x 2.62m) Being fitted with a range of wall, drawer and base units with work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring Zanussi hob with extractor over, inset eye-level oven and grill, space for fridge, radiator, ceiling light point, tiled flooring, double glazed window to rear and part glazed door leading through to



Utility

14' 5" x 4' 5" (4.39m x 1.35m) With fitted base units, sink and drainer unit, tiled flooring, space and plumbing for washing machine, door to garage, door to rear garden and door to

WC

With low flush WC and window

Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side, access to partly boarded loft space with ladder and doors leading off to

Bedroom One to Rear

14' 2" into bay x 11' 7" into wardrobes (4.32m x 3.53m) With double glazed bay window to rear elevation, radiator, ceiling light point and fitted wardrobes and cupboards





Bedroom One to Front

10' 5" into wardrobe x 14' 2" into bay (3.18m x 4.32m)
With double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point, wall lighting and a range of fitted furniture with vanity area

Bedroom Three to Rear

8' 8" x 6' 11" (2.64m x 2.11m) With double glazed window to rear elevation and ceiling light point

Separate WC

With low flush W.C, obscure double glazed window and ceiling light point

Shower Room to Front

Having a shower cubicle with aqua-panelling, vanity wash hand basin, obscure double glazed windows to side and front, airing cupboard housing Ideal boiler and radiator

Garage

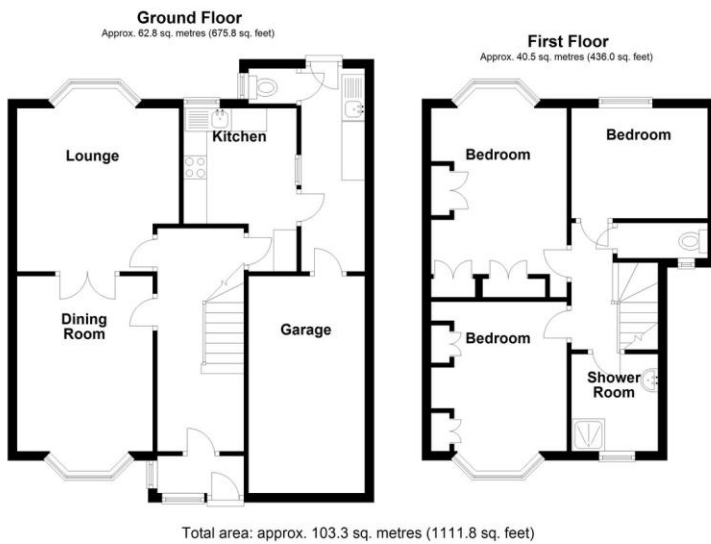
15' 3" x 7' 6" (4.65m x 2.29m) With garage doors to driveway, ceiling light point and power points

Delightful Rear Garden

Being mainly laid to lawn with raised paved patio, door to Anderson shelter, further patio area, well stocked shrub and rose bush borders, crazy paved seating area leading to further lawned area, composting area, greenhouse and fencing to boundaries with gate to rear leading through to Jubilee Park.

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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.