



smarthomes

Greyfort Crescent

Solihull, B92 8DW

- An Extended Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Bathroom & Separate W.C
- Open Plan Family Kitchen/Diner with Bi-Fold Doors

Offers Over £400,000

EPC Rating - 67

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 extending to a canopy porch with a composite front door leading into

Entrance Hallway

With two ceiling light points, radiator, wooden flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and door leading off to



Lounge to Front

13' 1" x 10' 4" (3.99m x 3.15m) With UPVC double glazed bay window to front elevation, wall mounted radiator, wall and ceiling light points, wood effect flooring and a log burning stove with slate hearth and oak mantle over



Extended Open Plan Family Kitchen/Diner to Rear

21' 4" x 19' 5" (6.5m x 5.92m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over and oven below. Central island with breakfast bar, space and plumbing for washing machine and tumble dryer, integrated dishwasher, tiling to splash back areas, laminate flooring, two vertical radiators, ceiling spot lights and light points, two Velux roof windows and double glazed bi-fold doors leading to the rear garden

Guest W.C

Being fitted with a white suite comprising a low flush W.C and pedestal wash hand basin. Obscure double glazed window to side, tiling to splash back areas, laminate flooring and ceiling light point



Landing

With ceiling light point, obscure double glazed window to side, access to a part boarded loft space via a drop down ladder and doors leading off to

Bedroom One to Rear

13' 9" x 9' 5" (4.19m x 2.87m) With double glazed bay window to rear elevation, radiator and ceiling light point

Bedroom Two to Front

13' 6" x 10' 4" (4.11m x 3.15m) With double glazed bay window to front elevation, radiator and ceiling light point



Bedroom Three to Rear

8' 6" x 7' 4" (2.59m x 2.24m) With double glazed window to rear elevation, radiator and ceiling light point



Re-Fitted Bathroom to Front

7' 0" x 5' 6" (2.13m x 1.68m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen and a vanity wash hand basin. Chrome heated towel rail, tiling to splash prone areas, laminate flooring, ceiling spot lights and an obscure double glazed window to the front elevation

Separate W.C

Being re-fitted with a modern white suite comprising a low flush W.C and wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas, chrome heated towel rail and ceiling spot light point

Extensive Southerly Facing Rear Garden

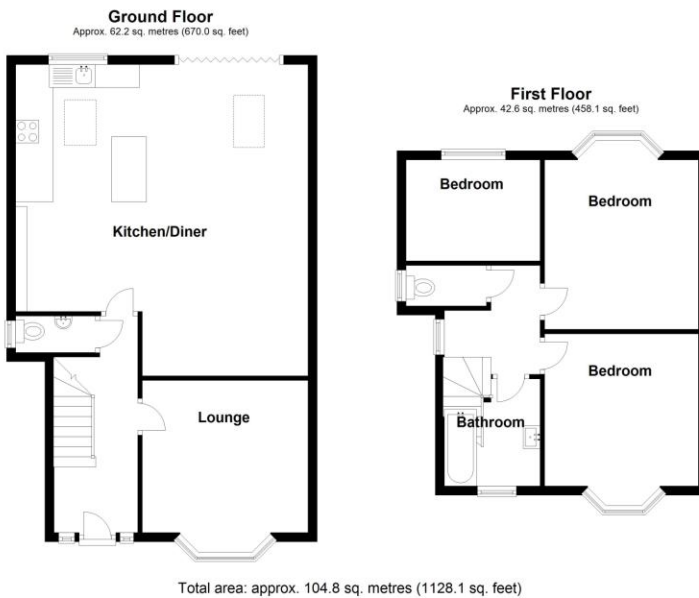
Being mainly laid to lawn with an Italian porcelain patio, storage shed, planted shrub borders and hedging and panelled fencing to boundaries

Garage

Located at the side of the property with side hung wooden doors to property frontage and a wall mounted gas central heating boiler

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		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(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.