



Greyfort Crescent Solihull, West Midlands, B92 8DW

£315,000

EPC Rating 62 Current Council Tax Band C

- A Three Bedroom Semi Detached Property
- Two Reception Rooms
- Large South Facing Rear Garden
- Potential To Extend Subject To Planning Permission
- No Upward Chain





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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 garage doors and UPVC double glazed double doors leading into

Enclosed Porch

With tiled flooring, lighting and obscure double glazed door leading through to









Entrance Hallway

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

Guest WC

With ceiling light point, low flush WC, wall mounted corner sink with tiling to splashback, obscure window to side and tiled flooring

Reception Room One to Front

13' 4" x 10' 1" (4.06m x 3.07m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling and gas fireplace with stone surround

Reception Room Two to Rear

14' 4" x 10' 1" (4.37m x 3.07m) With double glazed bay incorporating French doors leading out to the large South facing rear garden, ceiling light point, coving to ceiling, radiator and electric fireplace with polished stone surround and hearth

Kitchen to Rear

7' 7" x 6' 0" (2.31m x 1.83m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for gas cooker, space for fridge, ceiling light point, extractor, obscure double glazed window to side, coving to ceiling and part glazed door leading through to

Lean-To

5' 9" x 7' 1" (1.75m x 2.16m) With double glazed windows, fitted base units with worksurface over, lighting and door leading through to

Utility Room

11' 4" x 5' 3" (3.45m x 1.6m) With polycarbonate roof, ceiling light point, space and plumbing for washing machine and tumble dryer and door to garage

Accommodation on the First Floor

Landing

With ceiling light point, access to loft space and doors leading off to

Bedroom One to Front

14' 0" x 10' 0" (4.27m x 3.05m) With double glazed bay window to front elevation, radiator, ceiling light point and fitted storage

Bedroom Two to Rear

14' 5" x 9' 2" (4.39m x 2.79m) With double glazed window to rear elevation, radiator, ceiling light point and built-in storage







Bedroom Three to Front

6' 6" x 6' 0" (1.98m x 1.83m) With double glazed window to front elevation, radiator, ceiling light point and over-stairs storage cupboard

Family Shower Room to Rear

5' 0" x 7' 0" (1.52m x 2.13m) Being fitted with a white suite comprising of; over-sized walk-in shower with thermostatic shower and vanity wash hand basin with complementary tiling to walls, obscure double glazed window to rear, radiator, ceiling light point and cupboard housing Baxi boiler

Separate WC

With obscure double glazed window to side, ceiling light point, tiling to half height, tiled flooring and low flush WC

Large South Facing Rear Garden

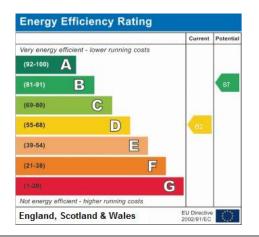
Being mainly laid to lawn with paved patio, fencing to boundaries, a variety of mature trees, shrubs and bushes, crazy paved terrace to rear and two timber sheds

Garage

14' 7" x 5' 7" (4.44m x 1.7m) With garage doors to driveway and ceiling light point

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 – C.



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