



smarthomes

## Greyfort Crescent

Solihull, West Midlands, B92 8DW

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

**£315,000**

EPC Rating 62

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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.