



Clifton Crescent, Solihull

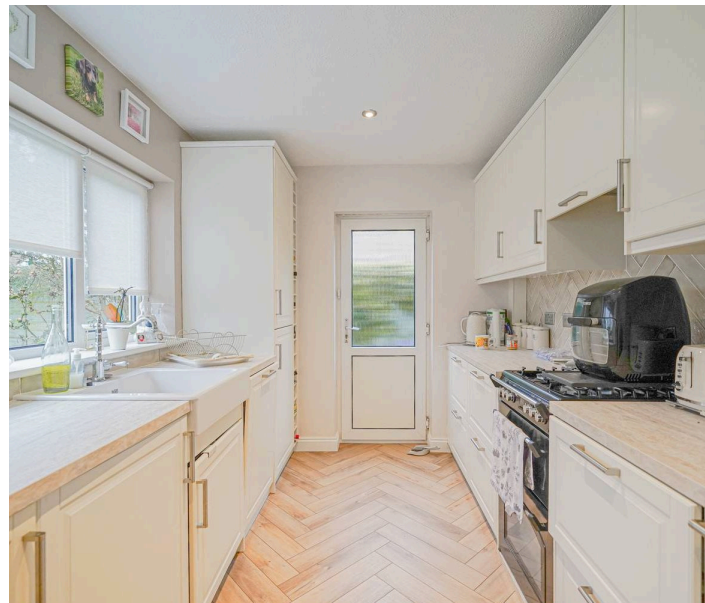
Guide Price £545,000





PROPERTY OVERVIEW

Nestled in a tranquil cul-de-sac, this charming four-bedroom detached family home offers a perfect blend of comfort and practicality. The ground floor welcomes you with a dual-aspect open-plan living/dining room, boasting an abundance of natural light. The well-equipped fitted kitchen features ample work surfaces, ideal for culinary endeavours. A downstairs toilet adds convenience, complemented by an attached single garage for additional storage space. Ascend the staircase to discover four well-proportioned bedrooms, including a spacious principal bedroom, with all rooms serviced via a family bathroom. The property is further enhanced by a rear garden predominantly laid with lush lawn, providing a serene outdoor retreat. Completing this residence is a driveway at the front, offering hassle-free parking. With its peaceful location and thoughtful design, this home promises a harmonious living experience for a discerning family seeking both tranquility and functionality.





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold

- Four Bedroom Detached Property
- Open Plan Living / Dining Room
- Fitted Kitchen
- Four Generously Sized Bedrooms
- Family Bathroom
- Lawn Rear Garden With Patio
- Large Driveway & Garage





ENTRANCE PORCH

ENTRANCE HALLWAY

WC

KITCHEN

12' 7" x 8' 3" (3.84m x 2.51m)

LIVING / DINING ROOM

23' 11" x 11' 8" (7.29m x 3.55m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 6" x 11' 8" (3.81m x 3.56m)

BEDROOM TWO

11' 7" x 9' 9" (3.52m x 2.96m)

BEDROOM THREE

8' 5" x 6' 2" (2.56m x 1.88m)

BEDROOM FOUR

10' 2" x 9' 3" (3.11m x 2.83m)

BATHROOM

8' 5" x 6' 0" (2.56m x 1.84m)

TOTAL SQUARE FOOTAGE

100.0 sq.m (1076 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Free-standing cooker, kitchen extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

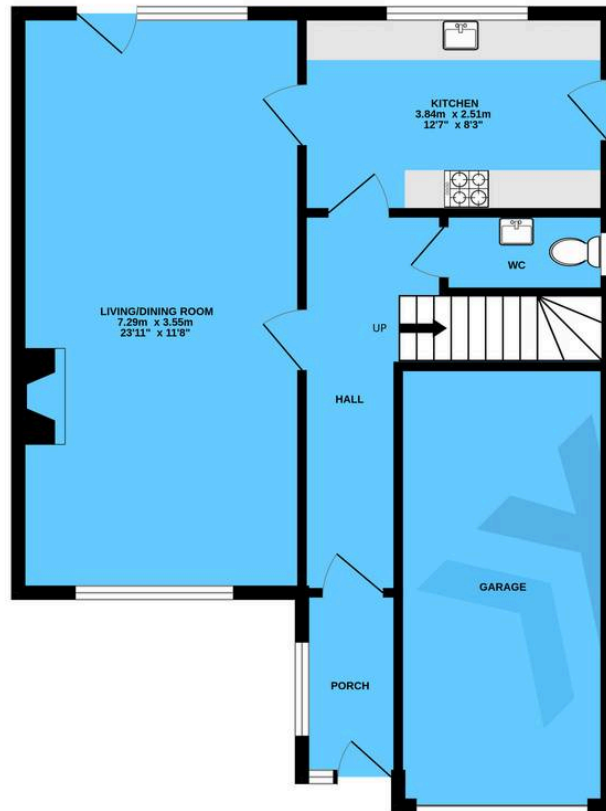
Services - direct mains water (with water meter), sewers and electricity. Broadband - Cable.

INFORMATION FOR POTENTIAL BUYERS

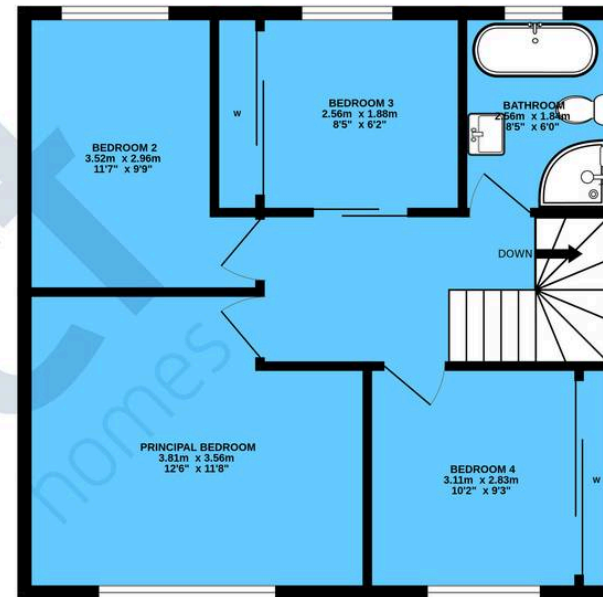
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 100.0 sq.m. (1076 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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