



Clifton Crescent

SOLIHULL

**Offers Over
£525,000**



4 Bedroom Detached House

Features.

- FOUR BEDROOMS
- MODERN FAMILY BATHROOM AND DOWNSTAIRS WC
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- RE-FITTED KITCHEN WITH INTEGRATED APPLIANCES
- DRIVEWAY AND GARAGE
- PRIME LOCATION

Description.

A particularly well presented four bedroom detached house conveniently located for good schools, offered with two reception rooms plus conservatory, attractive re-fitted kitchen, driveway and garage situated within a prime location of Solihull.

The accommodation in brief, features:- Driveway and Garage, Enclosed Porch, Hallway with Access to Garage, Lounge with Feature Fireplace, Kitchen with Granite Worksurfaces, Breakfast Bar and Integrated Dishwasher, Oven, Microwave Oven, Warming Drawer, Gas Hob and Fridge/Freezer, Family Room with Sky Lantern, Conservatory with Bi-Fold Doors to Rear Garden, Downstairs WC, Stairs to First Floor Landing, Master Bedroom, Double Bedrooms Two and Three, Bedroom Four and Modern Family Bathroom with Separate Shower Enclosure and Bath.

Outside the property boasts a pleasant south westerly facing rear garden enjoying well stocked borders with mature trees and shrubs, paved patio, lawn and access gate to fenced boundaries.

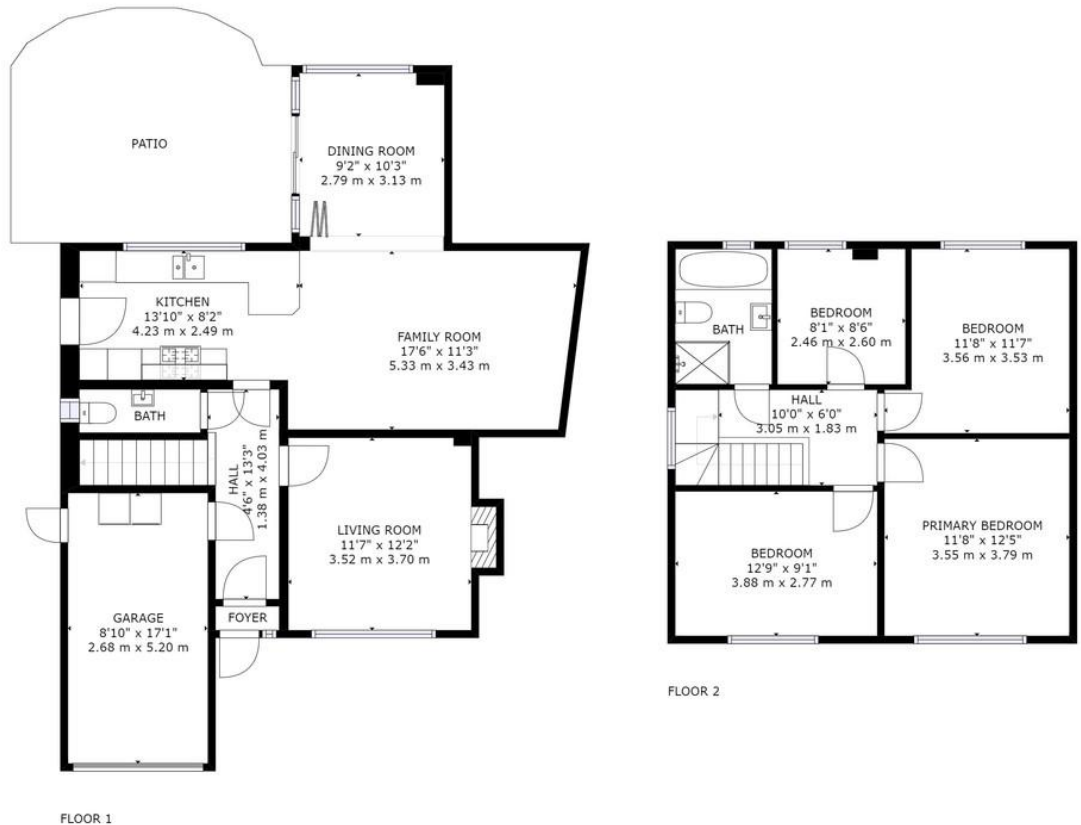
Solihull offers an excellent range of amenities which



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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.





FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 692 sq. ft, 64 m2, FLOOR 2: 607 sq. ft, 56 m2
 EXCLUDED AREAS: , GARAGE: 151 sq. ft, 14 m2
 TOTAL: 1300 sq. ft, 121 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC: D

COUNCIL TAX BAND: E

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Shirley office on:

0121 745 5888

Alternatively, you can scan below to view all of the details of this property online.



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