



Northwick Crescent, Solihull

Guide Price £825,000





PROPERTY OVERVIEW

Nestled at the end of a serene and highly coveted cul-de-sac, this large five-bedroom detached family home is a rare find. From the moment you step inside the property, it exudes an air of sophistication and warmth, having been meticulously maintained and beautifully presented throughout.

Upon entering, you are greeted by a spacious entrance hallway that sets the tone for the rest of the home. The expansive dual aspect living room is flooded with natural light, creating a welcoming and bright ambience. The well-appointed fitted kitchen offers picturesque views of the rear garden, making meal preparation a delight. A separate dining room, which can easily double up as an additional family room, provides versatility to accommodate various lifestyle needs.

Completing the ground floor are a practical utility room and a convenient guest toilet, adding to the functionality of the living space. Moving to the first floor, you will find five generously sized bedrooms. The principal bedroom stands out for its exceptional size, allowing for an array of freestanding furniture, a seating area, and benefits from an ensuite bathroom. The remaining bedrooms, comprising three doubles and a single, offer flexibility and can cater to a variety of requirements, such as a home office.





Storage is plentiful throughout the property, ensuring a clutter-free living environment. Outside, the property boasts a stunning rear garden, predominantly laid with a lush lawn and complemented by a charming patio seating area, perfect for outdoor entertaining or tranquil relaxation. The front of the property features a large detached garage and a driveway that can accommodate multiple vehicles, ensuring ample parking space for residents and guests alike.

This exceptional family home seamlessly blends style, comfort, and functionality, offering an idyllic setting for modern family living. With its prime location in a peaceful cul-de-sac and a wealth of features to suit diverse needs, this property presents a unique opportunity for discerning buyers seeking a forever home.

Arrange a viewing today to experience the allure and charm of this exquisite family residence firsthand.

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: G

Tenure: Freehold





- Five Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac
- Immaculately Presented Throughout
- Dual Aspect Living Room
- Fitted Kitchen & Separate Dining Room
- Large Principal Bedroom With Ensuite
- Beautiful Rear Garden
- Detached Garage & Driveway
- Early Viewing Essential



ENTRANCE HALLWAY

WC

LIVING ROOM

21' 8" x 14' 9" (6.60m x 4.50m)

KITCHEN

16' 1" x 11' 2" (4.91m x 3.40m)

DINING ROOM

13' 1" x 10' 10" (4.00m x 3.30m)

UTILITY ROOM

11' 2" x 5' 3" (3.40m x 1.60m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 9' 8" (4.00m x 2.95m)

DRESSING ROOM

7' 5" x 6' 5" (2.25m x 1.95m)

ENSUITE

7' 5" x 6' 5" (2.25m x 1.95m)

BEDROOM TWO

13' 1" x 11' 0" (4.00m x 3.35m)

BEDROOM THREE

13' 3" x 7' 10" (4.05m x 2.40m)

BEDROOM FOUR

11' 2" x 7' 10" (3.40m x 2.40m)

BEDROOM FIVE

8' 2" x 6' 1" (2.50m x 1.85m)

BATHROOM

11' 4" x 7' 5" (3.45m x 2.25m)

TOTAL SQUARE FOOTAGE

Total floor area: 192.0 sq.m. = 2067 sq.ft. approx.



OUTSIDE THE PROPERTY

STUNNING REAR GARDEN

LARGE DETACHED GARAGE

17' 5" x 16' 1" (5.30m x 4.90m)

ITEMS INCLUDED IN SALE

Siemens integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets, all blinds, fitted wardrobes in three bedrooms and an electric garage door.

ADDITIONAL INFORMATION

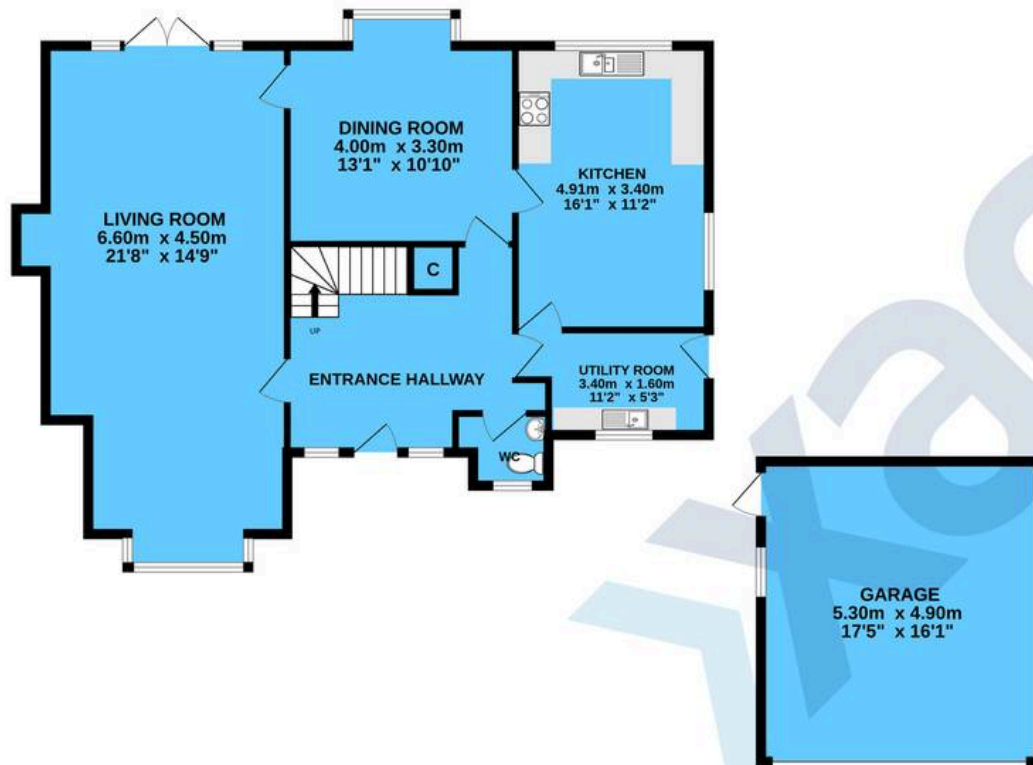
Services - mains gas and electricity. Broadband - BT.
Loft space - boarded with ladder and lighting.

INFORMATION FOR POTENTIAL BUYERS

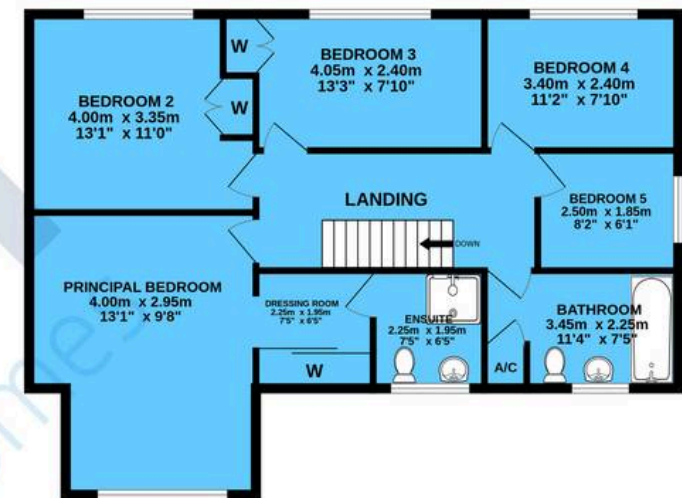
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 192.0 sq.m. (2067 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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