



# The Crescent, Solihull

Guide Price £850,000





## PROPERTY OVERVIEW

Impressive six bedroom detached family home set on a quiet and highly sought after road in the heart of Solihull, just a stone's throw away from all local amenities and Solihull School. This striking property is offered to the market with NO UPWARD CHAIN, presenting an enticing opportunity for a new owner to put their stamp on it. In need of modernisation, the property offers fabulous scope for extension or redevelopment subject to necessary planning permission. The existing layout includes a wealth of living spaces, with a large entrance hallway leading to a spacious kitchen complete with a delightful dining area and a connected wonderful conservatory offering excellent views of the rear garden. The ground floor also boasts a large dual aspect living room flooded with natural light, providing the perfect setting for family gatherings. The ground floor of this residence further accommodates a versatile living space that could function as a seventh bedroom with a sizeable ensuite, connected to a large sitting room also overlooking the rear garden. Ideal for multi-generational families seeking single-level living, this feature adds a unique touch to the property.





Ascending to the first floor, six generously sized bedrooms—all of which are doubles—await, accompanied by a large family bathroom and an ensuite to complement the upper level's functionality. Stepping outside, the property boasts a magnificent private rear garden adorned with well-maintained borders and shrubs, offering a tranquil retreat within a convenient urban setting. The front of the property is equally impressive, featuring a wide driveway providing parking space for multiple vehicles. With its prime location and potential for customisation, this residence represents a rare opportunity to create a bespoke family home in a coveted Solihull locale.

#### 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





- Impressive Six Bedroom Detached Family Home
- NO UPWARD CHAIN
- Set In The Heart Of Solihull
- Scope For Extension / Redevelopment Subject To Planning Permission
- In Need of Modernisation Throughout
- Ideal For Multi-Generational Families
- Set On A Large Plot
- Delightful Private Rear Garden
- Early Viewing Essential

#### **PORCH**

#### **ENTRANCE HALLWAY**

13' 5" x 12' 10" (4.09m x 3.91m)

#### **LIVING ROOM**

24' 7" x 14' 7" (7.49m x 4.45m)

#### **SITTING ROOM**

22' 0" x 16' 3" (6.71m x 4.95m)

#### **KITCHEN/DINER**

20' 8" x 15' 9" (6.30m x 4.80m)

#### **CONSERVATORY**

15' 9" x 12' 2" (4.80m x 3.71m)

#### **WC**

#### **BEDROOM SEVEN**

15' 1" x 9' 10" (4.60m x 3.00m)

#### **ENSUITE**

10' 2" x 4' 11" (3.10m x 1.50m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

11' 10" x 9' 6" (3.61m x 2.90m)

#### **ENSUITE**

8' 2" x 6' 11" (2.49m x 2.11m)

**BEDROOM TWO**

15' 5" x 12' 6" (4.70m x 3.81m)

**BEDROOM THREE**

12' 6" x 12' 6" (3.81m x 3.81m)

**BEDROOM FOUR**

12' 6" x 10' 4" (3.81m x 3.15m)

**BEDROOM FIVE**

11' 2" x 9' 6" (3.40m x 2.90m)

**BEDROOM SIX**

9' 10" x 9' 6" (3.00m x 2.90m)

**BATHROOM**

12' 2" x 6' 11" (3.71m x 2.11m)

**TOTAL SQUARE FOOTAGE**

223.8 sq.m (2409 sq.ft) approx.

**OUTSIDE THE PROPERTY****PRIVATE REAR GARDEN****WIDE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, two garden sheds, all carpets, curtains, blinds and light fittings and fitted wardrobes in five bedrooms.



#### **ADDITIONAL INFORMATION**

Services - mains water, gas, electricity and sewers.  
Broadband - FTTP (fibre to the premises). Loft space - part boarded.

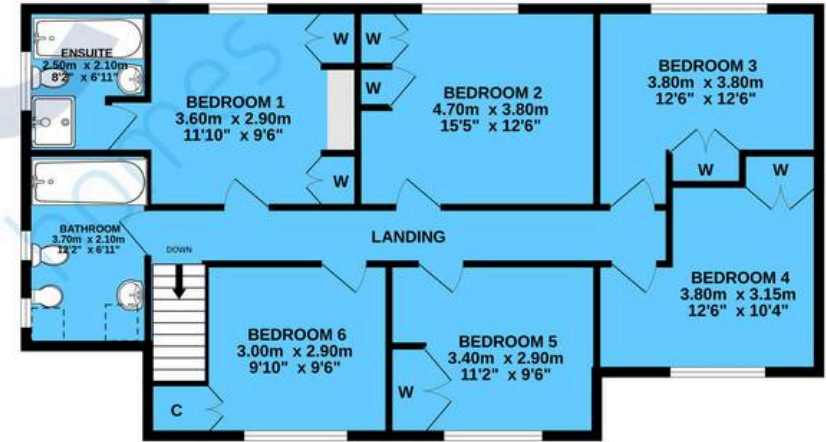
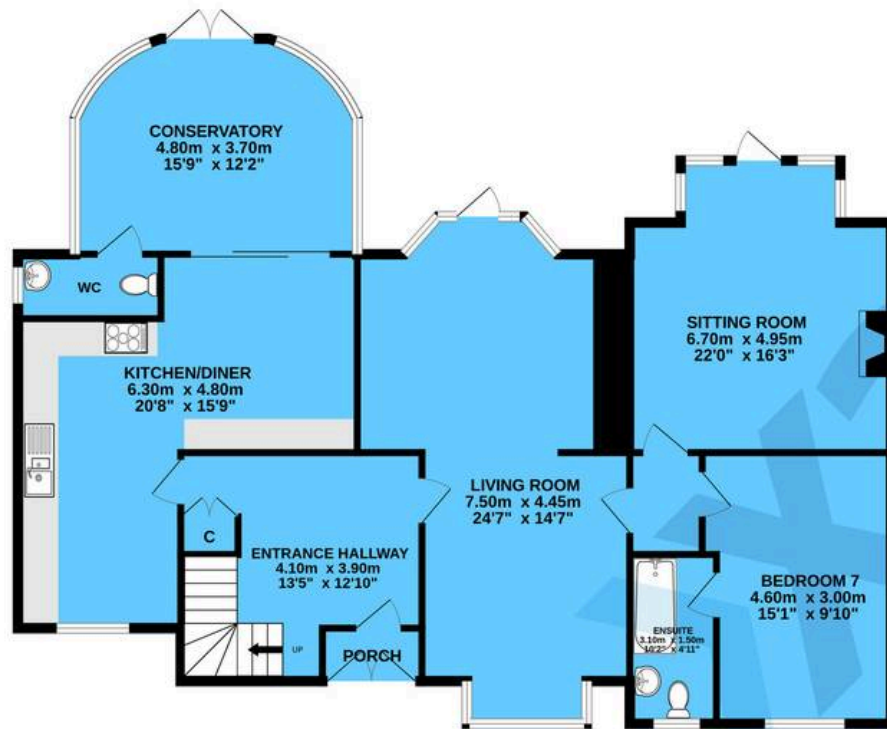
#### **INFORMATION FOR POTENTIAL BUYERS**

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 : 223.8 sq.m. (2409 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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