



Ashlawn Crescent, Solihull

Guide Price £700,000





PROPERTY OVERVIEW

Nestled on a sought after road, just a stone's throw away from local amenities and schools, this delightful four-bedroom detached family home epitomises modern family living at its finest. This property has been lovingly extended, offering a spacious and welcoming entrance hallway that sets the tone for the rest of the home. The focal point is the heart of the home – an extended open plan kitchen / diner / family room. A magnitude of natural light floods the space, creating a bright and airy atmosphere, complemented by excellent views of the rear garden. This expansive area serves as an ideal space for hosting and entertaining, seamlessly connected to the large living room. Additionally, a pleasant sitting room is situated at the front of the property, while the ground floor encompasses a practical utility room, guest toilet, and a single garage. Ascending to the first floor, you are greeted by four well-appointed bedrooms, comprising three generous double bedrooms and a single bedroom. Two bathrooms serve the bedrooms, ensuring convenience and luxury for all residents.



The outside space is equally as impressive, with a delightful south-west facing rear garden. The garden features a large lawn section, well-established shrubs, and a stunning garden room – perfect for entertaining or providing a tranquil hideaway. To the front of the property, a driveway offers parking for multiple vehicles, ensuring convenience for homeowners and guests alike. Overall, this property boasts a perfect blend of modern design, spacious interiors, and convenient location – making it a standout opportunity for families seeking a contemporary and comfortable living space.

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: F

Tenure: Freehold





- On A Sought After Road
- Four Bedroom Detached
- Extended Open Plan Kitchen/Diner & Family Room
- Large Living Room
- Sitting Room To The Front
- Four Well Appointed Bedrooms
- Bathroom & Shower Room
- Garage
- Driveway Parking For Multiple Vehicles

PORCH

ENTRANCE HALLWAY

SITTING ROOM

13' 7" x 12' 0" (4.14m x 3.66m)

LIVING ROOM

16' 3" x 12' 0" (4.95m x 3.66m)

KITCHEN

7' 9" x 6' 11" (2.36m x 2.11m)

DINING AREA

11' 0" x 9' 8" (3.35m x 2.95m)

FAMILY ROOM

21' 8" x 12' 0" (6.60m x 3.66m)

PANTRY

UTILITY ROOM

8' 2" x 5' 11" (2.49m x 1.80m)

WC

FIRST FLOOR

BEDROOM ONE

17' 5" x 12' 0" (5.31m x 3.66m)

BEDROOM TWO

14' 1" x 12' 2" (4.29m x 3.71m)

BEDROOM THREE

12' 0" x 12' 0" (3.66m x 3.66m)

**BEDROOM FOUR**

9' 6" x 6' 11" (2.90m x 2.11m)

BATHROOM

6' 9" x 5' 7" (2.06m x 1.70m)

SEPARATE WC**SHOWER ROOM**

5' 11" x 4' 7" (1.80m x 1.40m)

OUTSIDE THE PROPERTY**GARAGE**

17' 9" x 8' 2" (5.41m x 2.49m)

TOTAL SQUARE FOOTAGE

189.6 sq.m (2041 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**DELIGHTFUL REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, electric underfloor heating (family room), all carpets, blinds and light fittings, garden cabin (entertaining BBQ cabin with bar area 10 meters squared - installed May 2023 by Arctic Cabins with 10 year manufacturing guarantee) and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

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

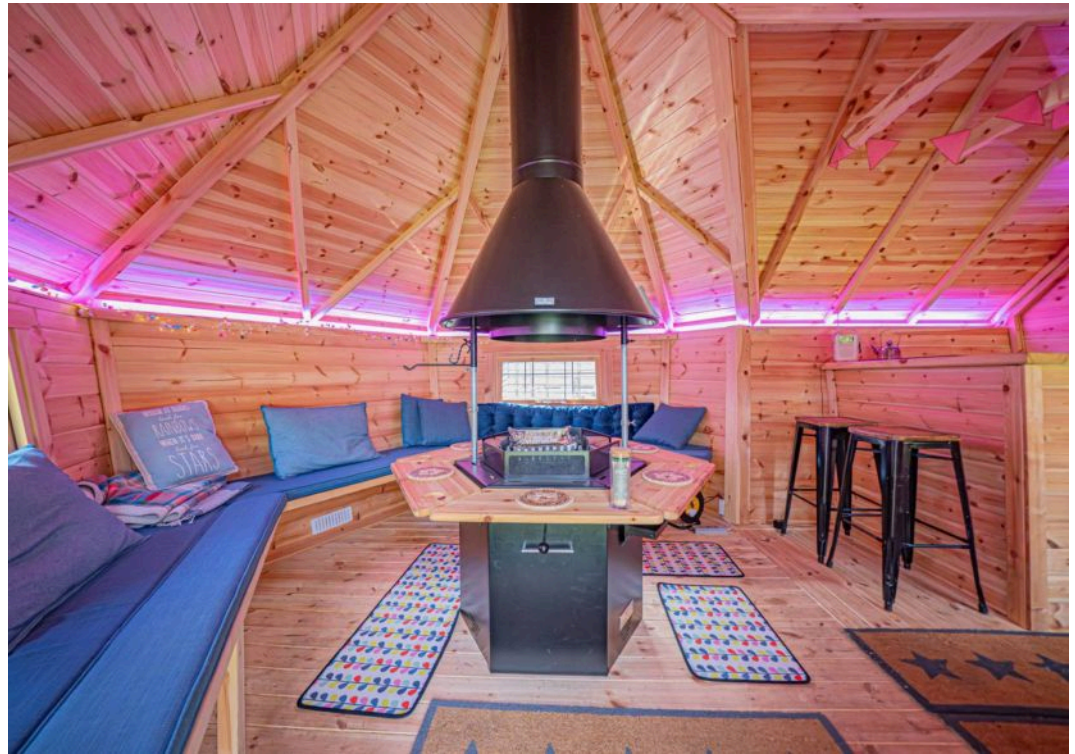
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

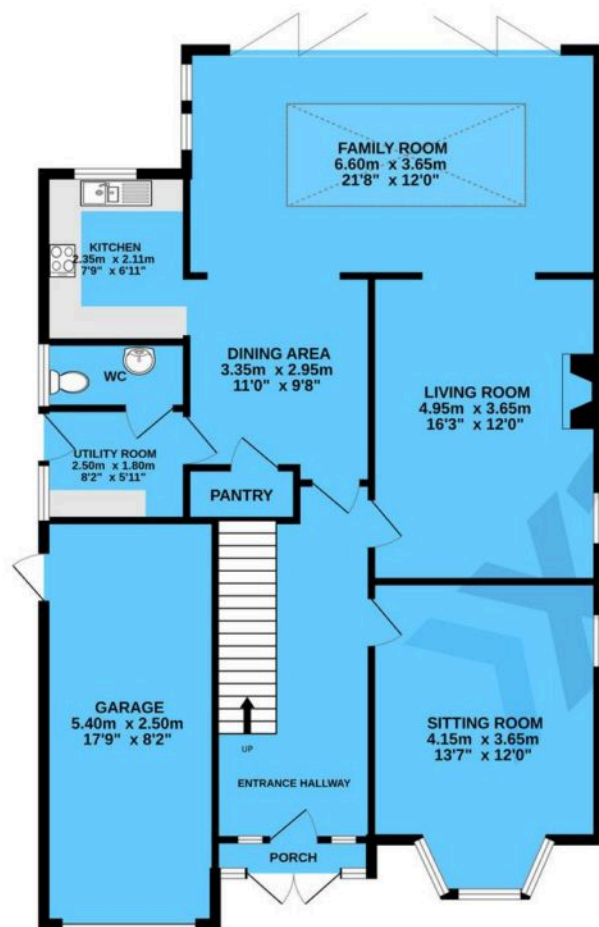
DISCLAIMER

The vendor of the property is an employee of Xact Homes

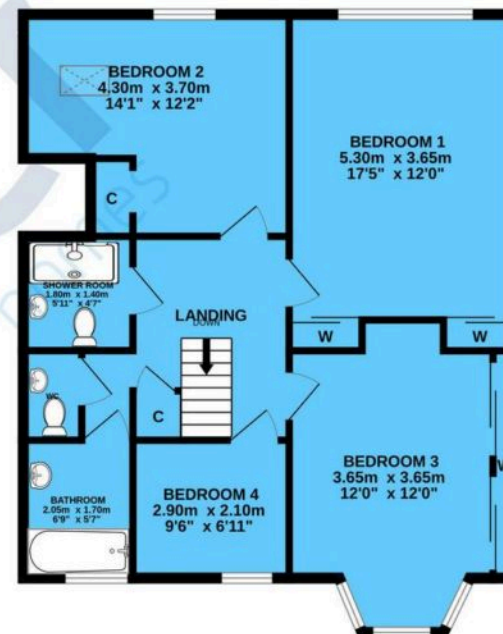




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 189.6 sq.m. (2041 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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