



## Ashlawn Crescent, Solihull

Guide Price £875,000





## PROPERTY OVERVIEW

This impressive four bedroom detached dormer bungalow is offered to the market with no upward chain and is set on a quiet and highly sought after road, close to all local amenities and reputable schools. The property occupies a wide plot and offers excellent scope for extension or redevelopment (subject to the necessary planning permissions), making it an ideal choice for those seeking a home with future potential. Upon entering, you are greeted by a welcoming entrance hallway that leads into a large living room, which is flooded with natural light, creating a bright and inviting space for relaxation and entertaining. In addition there is a versatile formal dining room, perfect for hosting family meals or special occasions. The fitted kitchen is equipped with a full range of integrated appliances and leads seamlessly into a conservatory, where you can enjoy pleasant views of the rear garden. A practical utility room is conveniently located off the kitchen, providing additional space for laundry and storage needs. The ground floor also features two spacious double bedrooms, both of which are serviced by a large wet room, offering flexibility for guests or multi-generational living. Upstairs, there are two further bedrooms, each benefitting from ample natural light and storage in the eaves, one serviced by an ensuite.



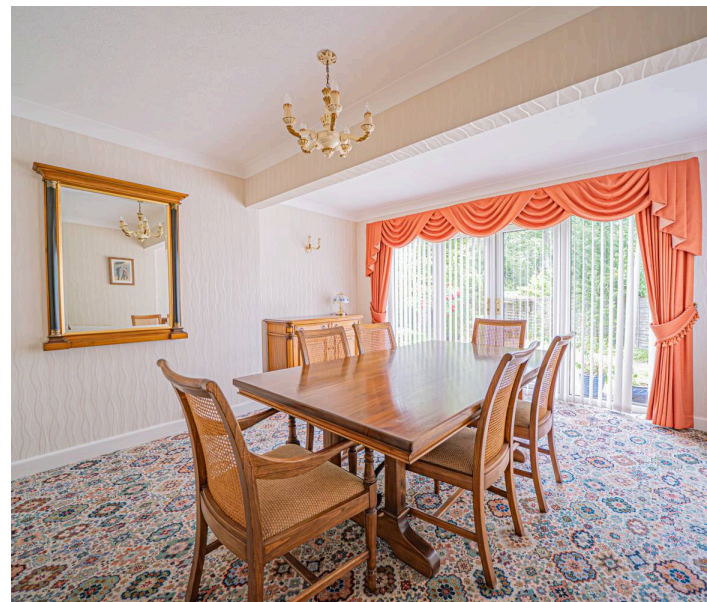
The property also boasts two separate garages, one being an integral garage and the other a detached building that includes a small office space, providing versatility for those working from home or requiring workshop facilities. Outside there is a private easterly facing rear garden with an expansive patio seating area. The in and out driveway to the front of the property offers ample off-road parking, ensuring convenience for multiple vehicles. With its generous proportions, flexible accommodation, and outstanding potential for future enhancement, this property presents a rare opportunity to acquire a substantial family home in a prime location. Early viewing is highly recommended to fully appreciate the space and possibilities that this exceptional bungalow has to offer.

#### 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 Four Bedroom Detached Dormer Bungalow
- NO UPWARD CHAIN
- Scope For Extension / Redevelopment Subject To Planning Permission
- Set On A Wide Plot Close To Local Amenities & Schools
- Two Large & Versatile Reception Rooms
- Modern Fitted Kitchen Leading To Conservatory
- Four Generously Sized Bedrooms
- Ideal For Multi-Generational Families & Single Level Living
- Ample Parking With Large Driveway & Two Garages
- Early Viewing Essential

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

17' 11" x 15' 4" (5.47m x 4.68m)

#### **DINING ROOM**

11' 3" x 14' 4" (3.44m x 4.38m)

#### **KITCHEN**

12' 2" x 12' 11" (3.72m x 3.94m)

#### **CONSERVATORY**

9' 9" x 9' 8" (2.97m x 2.94m)

#### **UTILITY**

10' 10" x 5' 10" (3.30m x 1.78m)

#### **WC**

#### **INTEGRAL GARAGE ONE**

9' 0" x 16' 11" (2.74m x 5.16m)

#### **BEDROOM THREE**

12' 11" x 13' 11" (3.94m x 4.25m)

**BEDROOM FOUR**

10' 9" x 11' 10" (3.28m x 3.60m)

**WET ROOM**

8' 9" x 8' 8" (2.66m x 2.64m)

**FIRST FLOOR****BEDROOM ONE**

11' 9" x 16' 9" (3.59m x 5.11m)

**ENSUITE**

10' 10" x 8' 2" (3.30m x 2.48m)

**BEDROOM TWO**

8' 6" x 9' 11" (2.58m x 3.02m)

**STORAGE**

6' 11" x 6' 8" (2.10m x 2.02m)

**OUTSIDE THE PROPERTY****GARAGE TWO**

10' 5" x 16' 2" (3.17m x 4.93m)

**OFFICE**

5' 6" x 5' 6" (1.67m x 1.68m)

**TOTAL SQUARE FOOTAGE**

229.0 sq.m (2463 sq.ft) approx.

**DRIVEWAY PARKING MULTIPLE VEHICLES****LARGE PRIVATE REAR GARDEN WITH PATIO****ITEMS INCLUDED IN THE SALE**

Integrated oven, Integrated hob, Extractor, Microwave, Fridge/freezer, all carpets, curtains, blinds and light fittings.



#### **ADDITIONAL INFORMATION**

Services – mains gas, electricity and sewers.  
Broadband – ADSL copper wire. 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.

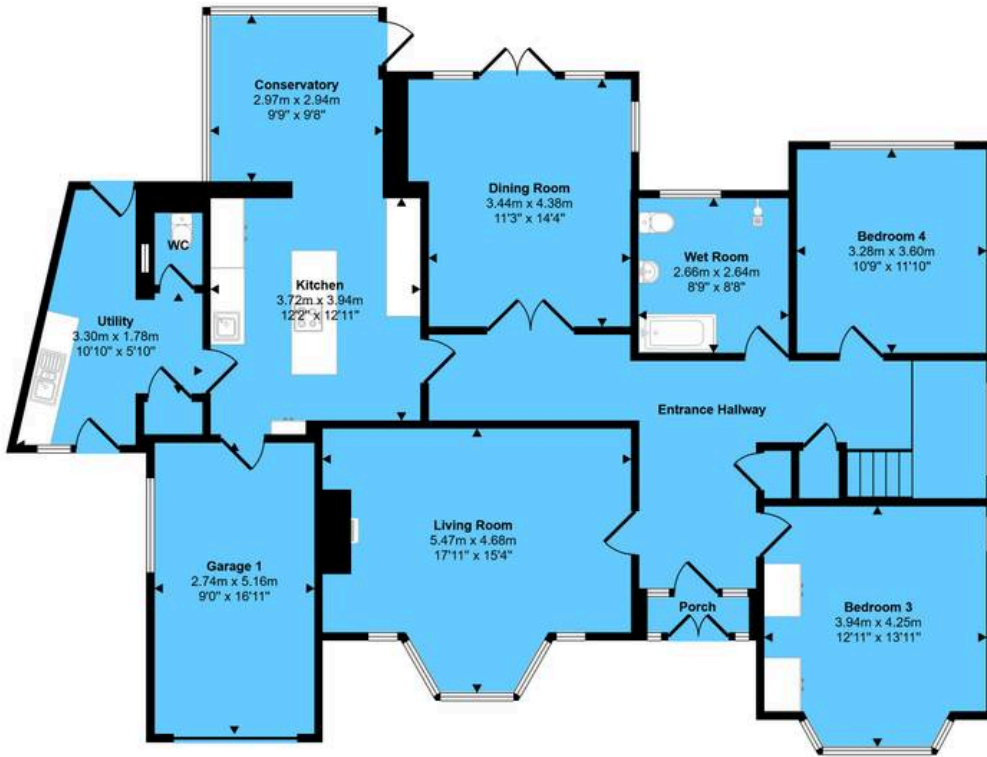
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

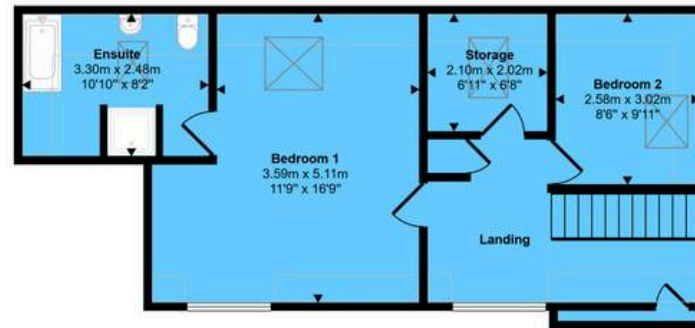


Approx Gross Internal Area  
229 sq m / 2463 sq ft

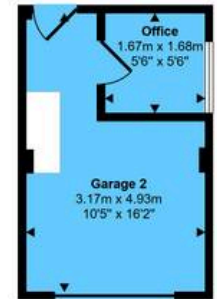


Ground Floor  
Approx 157 sq m / 1695 sq ft

Denotes head height below 1.5m



First Floor  
Approx 56 sq m / 604 sq ft



Garage  
Approx 15 sq m / 164 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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