Bartleys
Estate Agents









# 13 The Crescent, Solihull B91 1JP

Price Guide £689,950

- Beautifully Appointed Traditional Property
- 5 Bedrooms
- Two Large Reception Rooms
- Superb Fitted Dining Family Kitchen

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# 13 The Crescent, Solihull  B91 1JP

13 The Crescent is a beautifully presented and extended five bedroom traditional residence situated in a highly desirable road within close proximity to the town centre shops and amenities. The property offers further scope for enlargement (STPP) and consists of a spacious hallway, cloakroom/WC, ground floor bedroom (5), sitting room, lounge, superb family kitchen, utility, boot room, master bedroom with en-suite, four further double bedrooms on the first floor, luxurious family bathroom, large tandem garage and superb, southerly facing, well-established rear garden.



**APPROACH**
The property is setback from the road behind a mature hedge with lawned foregarden and deep driveway enabling off-road parking for several vehicles.  The drive leads to:

**ENCLOSED PORCH**
Ceiling light point, meter cupboard, casement window and glazed front door to:

**WELCOMING HALLWAY**
Double panel radiator, wood effect flooring, ceiling light point, archway leading to bedroom five, cloakroom, two ceiling light points, double glazed windows to the front, doors radiating off to the front and rear reception rooms and kitchen.

**FRONT RECEPTION ROOM**
**15' 9" (4.8M) X 11' 10" (3.6M)**
A beautiful ornate stone fireplace with coal effect gas fire and marble hearth, built in cupboards and sliding access areas either side of the chimney breast, TV point, double panel radiator, ceiling light point, ornate coving, picture rail, double glazed Casement  bay window to the front aspect.



**REAR RECEPTION ROOM**
**15' 1" (4.6M) 12' 6" (3.8M)**
Double panel radiator, ceiling light point, picture rail, ornate coving to ceiling areas, TV point, double glazed casement French doors to the rear aspect.

**CLOAKROOM WC**
Low level flush WC, pedestal hand wash basin, ceramic tiling to splash prone areas, ceiling light point, extractor fan,  double glazed casement window to the front aspect

**BEDROOM FIVE (GROUND FLOOR)**
**7' 10" (2.4M) X 8' 10" (2.7M)**
Wood effect flooring, ceiling light point, single panel radiator, obscured double glazed casement window to the side aspect.



**BEAUTIFUL FITTED DINING KITCHEN**
**20' 8" (6.3M) X 20' 0" (6.1M)**
A beautifully appointed kitchen with hand painted wall and base units with marble effect work surface areas, matching breakfast bar / central island with granite work surface and wine rack, integrated fridge, integrated dishwasher, provision for a range style gas cooker, single drain sink unit with mixer tap over, canopy cooker hood with concealed extractor fan, ceramic tiling to splash prone areas, ceramic flooring in the kitchen area.

**DINING AREA**

Wood effect flooring, double panel radiator, ceiling spotlights, TV point, double glazed casement window and French door to the rear garden, door to:



**UTILITY**
**10' 6" (3.2M) X 5' 7" (1.7M)**
Comprehensively fitted with matching hand painted wall and base units, marble effect roll top work surfaces areas, ceramic tiling to splash prone areas, stainless steel double sink drainer unit, mixer tap, space and plumbing for a washing machine and dryer, Velux skylight, double panel radiator, tall larder cupboard, cupboard concealing Worcester boiler, ceramic tiled floor, ceiling light spotlights and glaze door to:

**SIDE RETURN / BOOT ROOM**
**13' 5" (4.1M) X 3' 7" (1.1M)**
A useful multipurpose area offers a secondary entrance the property, ceramic tiled floor, glazed roof lights, personal door to the front and garage.

**FIRST FLOOR LANDING**
Two ceiling light points, solid casement picture window to front aspect, loft access and doors to bedroom one, bedroom two, bedroom three, bedroom four, bathroom, walk-in cupboard with shelving houses Valiant hot water cylinder.



**MASTER BEDROOM (REAR)**
**14' 9" (4.5M) X 10' 2" (3.1M)**
Single panel radiator, casement double glazed window to the rear aspect and door to:

**EN-SUITE**
Beautifully appointed en-suite comprises: circular hand wash basin with high gloss vanity cupboard beneath, low level flush WC, shower enclosure with chrome thermostatic shower unit, complementary ceramic tiling to splash prone areas, ceiling spotlights, wood effect flooring, chrome towel radiator, obscure glazed casement window to rear aspect.

**BEDROOM TWO (FRONT)**
**13' 5" (4.1M) X 12' 10" (3.9M)**
Single panel radiator, two ceiling light points, coving to ceiling areas, double glazed casement bay window to the front aspect.

**BEDROOM THREE (REAR)**
**12' 6" (3.8M) X 10' 10" (3.3M)**
Double panel radiator, ceiling light point, double glazed casement window to the rear aspect.



**BEDROOM FOUR (SIDE)**
**11' 6" (3.5M) X 9' 6" (2.9M)**
Single panel radiator, ceiling light point, double glazed casement window to the side aspect.

**FAMILY BATHROOM**
A well appointed bathroom comprises: contemporary hand wash basin with vanity unit below, low-level flush WC, P-

shaped panel bath with screen and chrome thermostatic shower with attachment, complementary ceramic tiling to splash prone areas and floor, single panel radiator, ceiling spotlights, UPVC double glazed window to the side aspect.



## SOUTHERLY FACING REAR GARDEN

A paved dining patio with steps leads to a mainly laid to lawn garden with wooden fence panel perimeter, well maintained borders with a selection of established plants and shrubs. Neighbouring trees at the rear of the garden creates a private aspect.

## GARAGE

**12' 10" (3.9M) X 29' 10" (9.1M)**

Up and over door, lighting, power and door to rear garden.

## TENURE

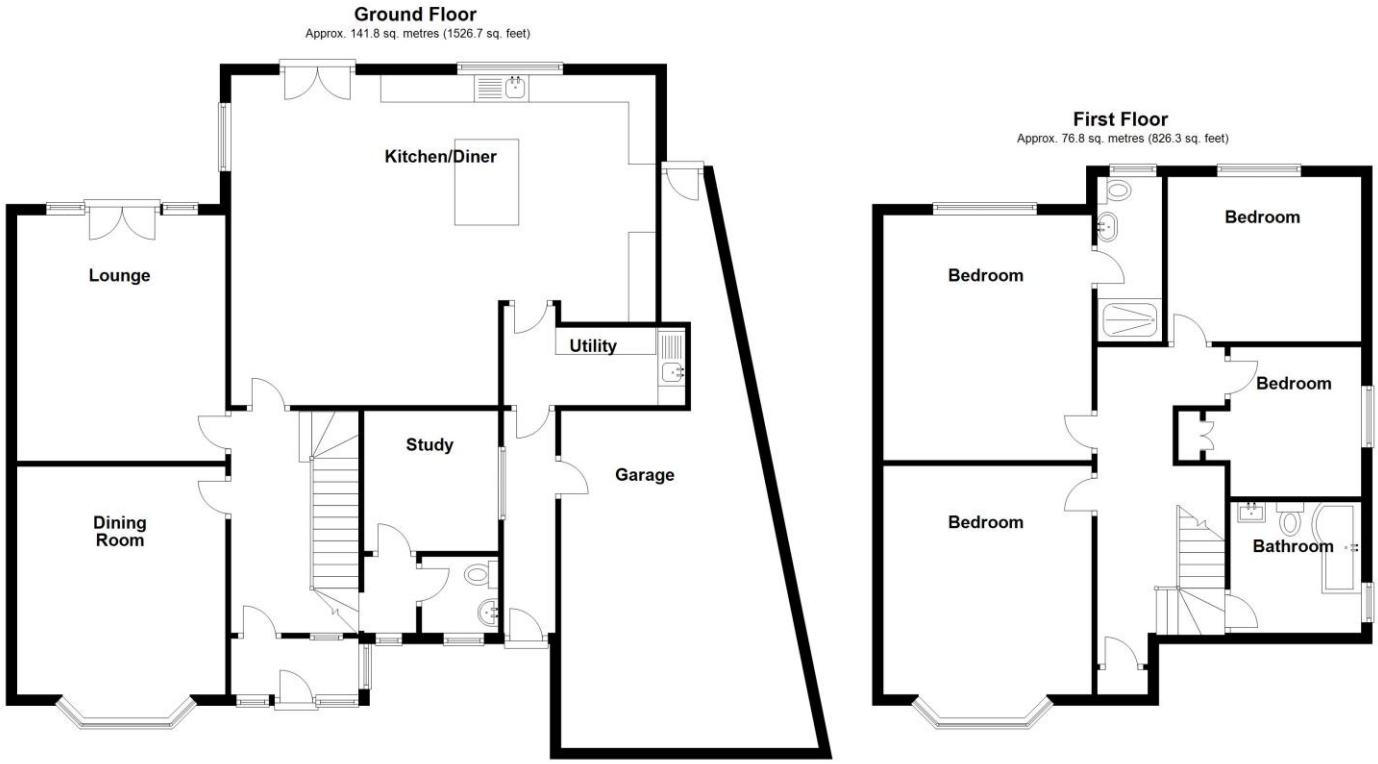
We have been advised that the property is Freehold. This is subject to solicitor verification.







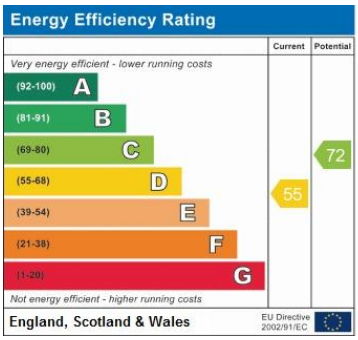


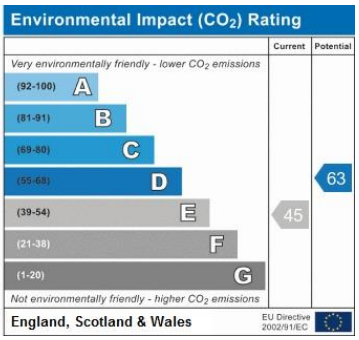



Total area: approx. 218.6 sq. metres (2353.0 sq. feet)


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