



56 Chelveston Crescent, Solihull, B91
3YH

Price Guide **£639,950**

- Four Bedroom Detached Property
- Extended Family/Dining Kitchen + Utility
- Lounge, Dining Room & Conservatory
- Family Bathroom + En Suite + Cloakroom
- Detached Double Garage
- Energy Performance Rating - D

0121 709 3300

56 Chelveston Crescent, Solihull, B91 3YH

56 Chelveston Crescent is a beautifully appointed extended Bryant Malden design four bedroom detached property that is situated in the highly desirable Hillfield area. The spacious accommodation will appeal to a large or extended family and comprises covered porch, welcoming hallway, cloakroom/wc, study, dual aspect lounge, sitting room, conservatory, stunning extended family kitchen, utility, master bedroom with en suite bathroom, three further bedrooms, family bathroom, well tended generous gardens & detached double garage.

APPROACH

Via block paved driveway offering parking from the lay-by and leading to UPVC front door and window giving access to:

ENTRANCE HALL

Double panel radiator, solid wood flooring, stairs rising to first floor, door to under stairs storage, ceiling light point, door to lounge, study, kitchen, and cloakroom/wc, telephone point.

CLOAKROOM/WC

Low level flush wc, wash hand basin, ceramic floor tiling, tongue and groove panelling to half height, single panel radiator, ceiling light point, single panel radiator, ceiling light point, UPVC double glazed window to side aspect.

STUDY

9' 3" (2.81M) X 7' 4" (2.23M)

Double panel radiator, ceiling light point, UPVC double glazed window to front aspect, telephone point.

DUAL ASPECT LOUNGE

20' 7" (6.28M) X 12' 12" (3.96M)

Ornamental fireplace with inset pebble stone gas fire, double panel radiator, three wall light points, TV aerial point, two BT telephone points, UPVC double glazed bay window to front aspect, door to sitting room, French door to:

CONSERVATORY

12' 1" (3.68M) X 10' 12" (3.35M)

Wood effect flooring, overlooking rear garden.

SITTING ROOM

12' 8" (3.87M) X 10' 0" (3.05M)

Double panel radiator, TV aerial point, UPVC double glazed bay window to rear aspect.

EXTENDED FAMILY KITCHEN

23' 4" (7.1M) X 18' 4" (5.6M)

A magnificently fitted kitchen comprises a comprehensive range of modern wall and base units with matching central island, granite work surfaces and upstands, located in the central island is a five ring ceramic hob with two integrated electric oven and microwave, concealed dishwasher, provision for an American style fridge/freezer, halogen spotlights, one and a half stainless steel sink and drainer unit with mixer tap over, under unit lighting, extractor fan, Velux skylight, Amtico flooring, TV aerial point.

OPEN PLAN DINING/FAMILY AREA

Amtico flooring, three double panel radiators, two ceiling light points, velux skylights, bi-folding doors and UPVC French doors leading onto garden.



UTILITY

6' 9" (2.07M) X 5' 11" (1.8M)

Matching wall and base units with wood effect roll top work surfaces over, stainless steel sink and drainer unit, space and plumbing for washing machine and dryer, wood effect flooring, single panel radiator, tiling to splash prone areas, Potterton central heating boiler, ceiling light point, UPVC double glazed window to side aspect, Amtico flooring.

FIRST FLOOR LANDING

Ceiling light point, open balustrade, loft access, single panel radiator, doors to all bedrooms and family bathroom, UPVC double glazed window to front aspect, telephone point.

MASTER BEDROOM

13' 7" (4.14M) X 10' 9" (3.27M)

A range of fitted panelled double wardrobes, single panel radiator, ceiling light point, two UPVC double glazed windows to rear aspect, door to:

EN SUITE BATHROOM

A beautifully appointed and recent re-fitted three piece bathroom suite comprises close couple wc, wash hand basin with vanity cupboard below, panel bath with chrome thermostatic shower over, complementary tiling to splash prone areas and floor, chrome radiator, halogen spot lights, UPVC double glazed window to rear aspect.

BEDROOM TWO

10' 6" (3.2M) X 10' 6" (3.19M)

Single panel radiator, TV aerial point, ceiling light point, two UPVC double glazed window to rear aspect, built in double wardrobe.

BEDROOM THREE

10' 2" (3.11M) X 7' 10" (2.4M)

Single panel radiator, built in single wardrobe, ceiling light point, UPVC double glazed window to front aspect.

BEDROOM FOUR

9' 6" (2.89M) X 6' 11" (2.11M)

Single panel radiator, ceiling light point, UPVC double glazed window to front aspect.

FAMILY BATHROOM

A beautifully appointed and recent re-fitted three piece bathroom suite comprises close couple wc, wash hand basin with vanity cupboard below, panel bath with chrome thermostatic shower over, complementary tiling to splash prone areas and floor, chrome radiator, built in cupboard housing hot water cylinder, ceiling light point, spotlight UPVC double glazed window to side aspect.

REAR GARDEN

A good size rear garden offering a good degree of privacy being mostly laid to lawn, paved patio area, side gateway giving access to front.

DOUBLE GARAGE 18' 2" (5.53M) X 16' 5" (5.01M)

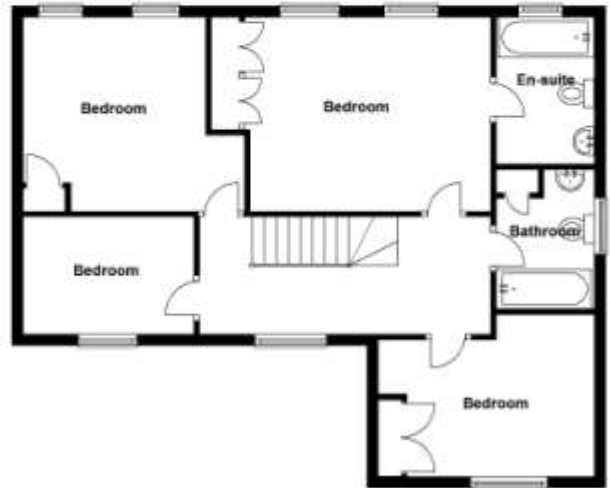
Two up and over doors to front, personal door, power supply and lighting, overhead storage.



Ground Floor
Approx. 107.2 sq. metres (1154.3 sq. feet)



First Floor
Approx. 85.3 sq. metres (913.5 sq. feet)



Total area: approx. 172.6 sq. metres (1857.6 sq. feet)



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

[Zoopla.co.uk](http://zoopla.co.uk)

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