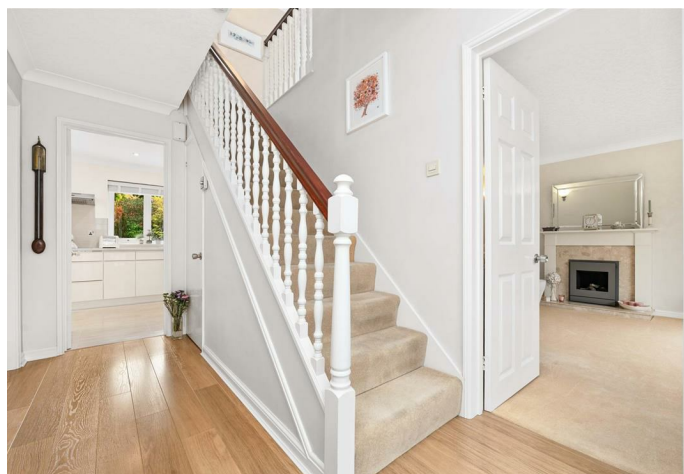




**10 Northwick Crescent
Solihull, West Midlands B91 3TU
Offers In The Region Of £779,950**

Situated on a very popular estate, just off Whitefields Road, this light and spacious detached family home has been immaculately maintained by the current owners. Arranged over two floors, the well laid out accommodation briefly comprises; four good-sized bedrooms, two bathrooms (including en-suite shower room to the main bedroom), three generous reception rooms (plus study), modern breakfast kitchen, utility room, and downstairs WC. Externally, the property benefits from a pleasant South-East facing garden with delightful courtyard area to the side, together with a detached double garage and driveway parking to the front.

The town of Solihull offers an excellent range of amenities to include the renowned "Touchwood" shopping centre and "Tudor Grange" leisure centre with swimming pool, park and athletics track. There are schools to suit all age groups, including public and private schools for both boys and girls. The nearest railway station ("Solihull") is only 1.2 miles away and provides direct trains to Birmingham City Centre, London Marylebone, Stratford-upon-Avon, and Worcester. In addition, the National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within an approximate 20-minute drive, while the nearby M42 provides fast links to the M5, M6 and M40 motorways.



This property is set back from the road behind a lawned foregarden, with borders housing a range of mature shrubs and trees, and tarmac driveway with block edging, which provides parking for multiple vehicles and gives access to the detached double garage. To the side of the property, a timber pedestrian gate provides access to the rear garden.

The UPVC double glazed leaded light front door, with matching side panels, opens into:

Entrance Porch

With tiled flooring. Part glazed door, with matching side panel, into:

Reception Hall

12'11" x 6'8" (3.95m x 2.05m)

With staircase rising to the first floor, door to understairs storage cupboard, and radiator. Door into:

Living Room

18'5" (into bay window) x 13'0" (5.62m (into bay window) x 3.98m)

With UPVC double glazed leaded light bay window to the front, feature fireplace with surround, marble effect hearth and inset 'living flame' modern gas fire, and radiators. A pair of doors open into:

Dining Room

13'1" x 9'0" (4.01m x 2.75m)

With door leading to the breakfast kitchen and radiator. Double glazed sliding patio door into:

Garden Room

14'11" x 7'10" (4.57m x 2.41m)

With Velux windows, UPVC double glazed windows to the side and rear, UPVC double glazed French doors leading to the rear garden, and obscure UPVC double glazed door leading to the side of the property.

Breakfast Kitchen

15'7" x 9'0" (4.75m x 2.75m)

Recently refitted; with UPVC double glazed windows to the rear, a range of wall, drawer and base units with square edged work surfaces over, inset 1.5 bowl/single drainer stainless steel sink with mixer tap over, built-in "AEG" electric double oven and grill, inset 4-ring "AEG" induction hob with extractor fan over, integrated "Neff" fridge-freezer, integrated "Neff" dishwasher, space for a dining table, tiling to splashback areas, and radiator. Door into:

Utility Room

8'3" x 7'2" (2.52m x 2.20m)

With UPVC double glazed window to the rear, UPVC part glazed door leading to the delightful courtyard garden (with seating area), a range of base units (including larger cupboard) with square edged work surface (matching the breakfast kitchen) over, inset single bowl/single drainer stainless steel sink with mixer tap over, space and plumbing for an automatic washing machine, cupboard housing the gas-fired "Worcester" combination boiler, and radiator.

Downstairs WC

8'5" x 3'3" (2.57m x 1.00m)

With obscure UPVC double glazed window to the side, low level WC, pedestal wash hand basin with mixer tap over, tiling to splashback areas, and ladder-style heated towel rail.

Study

8'7" x 8'5" (2.64m x 2.57m)

With UPVC double glazed window overlooking the delightful courtyard garden (with seating area) to the side and radiator.

First Floor Landing

10'7" x 8'2" (3.25m x 2.50m)

With hatch giving access to the loft space. Door into:

Airing Cupboard

With hanging rail, fitted shelving, and radiator.

Bedroom One

13'2" x 12'6" (into wardrobes) (4.02m x 3.82m (into wardrobes))

With UPVC double glazed leaded light window to the front, a range of built-in wardrobes with hanging rail and fitted shelving, and radiator. Door into:

En-Suite Shower Room

10'3" x 3'8" (3.13m x 1.13m)

Recently refitted; with obscure UPVC double glazed window to the side, 3-piece suite comprising; shower cubicle with sliding glazed door, Aquaboard to the walls and mains fed shower over, low level WC with concealed cistern, pedestal wash hand basin with mixer tap over, extractor fan, tiling to splashback areas, and ladder-style heated towel rail.

Bedroom Two

12'7" x 11'4" (3.84m x 3.46m)

With UPVC double glazed leaded light window to the front, large storage cupboard (over stairwell) with hanging rail and fitted shelving, and radiator.

Bedroom Three

10'2" x 9'8" (3.10m x 2.96m)

With UPVC double glazed window to the rear and radiator.

Bedroom Four

10'3" x 7'9" (3.13m x 2.37m)

With UPVC double glazed window to the rear, built-in wardrobe with hanging rail and fitted shelving, and radiator.

Family Bathroom

8'1" x 6'1" (2.47m x 1.86m)

Recently refitted; with obscure UPVC double glazed window to the rear, 3-piece suite comprising; P-shaped bath with mains fed "Grohe" shower and mixer tap over, low level WC with concealed cistern, wash hand basin with mixer tap over, extractor fan, shaver point, tiling to splashback areas, and ladder-style heated towel rail.

Rear Garden

A paved patio leads onto a lawned garden, which, in turn, gives access

to a secondary patio at the rear that features an oak framed gazebo, being covered on two sides and offering a sheltered seating area, ideal for enjoying the peace and quiet of the surroundings. In addition, there is an ornamental pond and well stocked, deep flower borders housing a range of mature plants, shrubs, and trees. The garden is enclosed on three sides with timber fencing. The paved patio continues around the side of the property, leading to a private courtyard that can also be accessed from the utility room. At the heart of the courtyard, there is a central feature flower bed, planted with established shrubs and trees.

Detached Double Garage

17'7" x 15'7" (5.36m x 4.77m)

With electronically operated metal up-and-over door to the front, lighting, and power.

Additional Information

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 1,000 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE being rated 'Good outdoor and in-home', O2 being rated 'Good outdoor', and Three and Vodafone being rated 'Good outdoor, variable in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Solihull Metropolitan Borough Council - Band G

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity, gas, and water are connected to the property. The heating is via a gas-fired combination boiler, which is located in the utility room.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

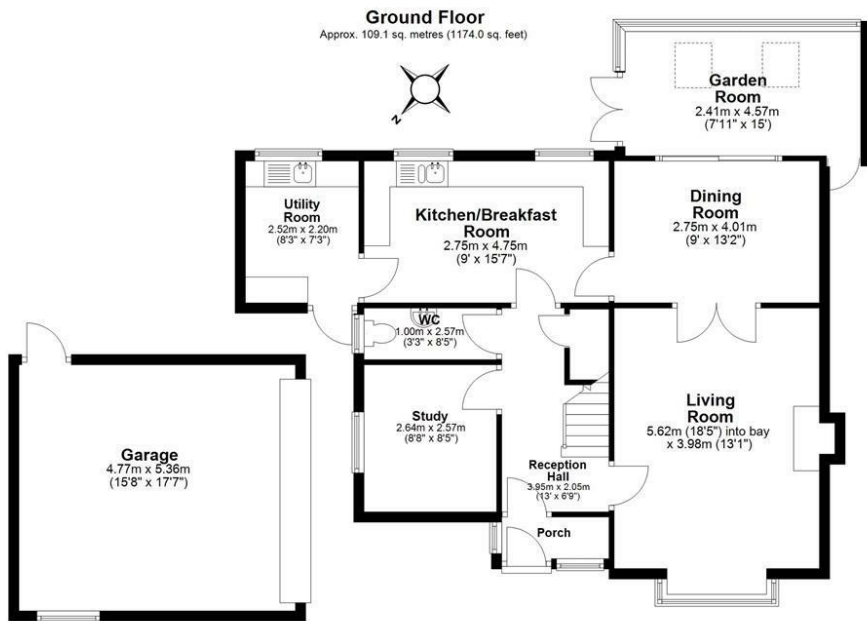
Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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Total area: approx. 173.8 sq. metres (1870.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	