



46 Ashlawn Crescent  
Solihull | West Midlands | B91 1PS

FINE & COUNTRY

# 46 ASHLAWN CRESCENT

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Occupying a most idyllic peaceful cul-de-sac setting, just five minutes from Solihull town centre, is this superbly designed and exquisitely presented six bedroom, three bathroom, three storey family home, set back behind a generous block paved in and out driveway. To compliment this stunning home is an equally beautiful and very private rear garden offering the perfect escape from busy family life.



Enjoying a delightful position on Ashlawn Crescent opposite a pretty wooded copse to the front, the property briefly comprises of: entrance porch, fabulous reception hall, outstanding open plan living, dining and kitchen, beautiful living room, study, guest WC, second kitchen and laundry room, generous walk in boot room and cloakroom.

Upstairs there is a delightfully spacious landing with reading area, large master bedroom suite with dressing area and en-suite, two further bedrooms, one with en-suite, and a fourth guest double bedroom and family bathroom. The top floor has two further bedrooms, and ample storage areas. Outside is an excellent sized in and out private driveway, and a fabulous mature private garden with a covered dining area, large terraces, and summer house.

Over the years the property has benefitted from some superb extensions, additions, luxury upgrades and a very impressive finish throughout. The original kitchen was extended and opened up to create the stunning open plan family living area, perfect for entertaining and incorporating underfloor heating, a surround sound music system and bi-folding doors to the landscaped rear garden. Furthermore, recent upgrades include new internal oak doors and windowsills throughout, the garage conversion to create a second kitchen, superb laundry room and boot room and the addition of a charming summer house to compliment the garden.

#### Ground floor:

The accommodation is arranged over three floors and is impressively styled throughout. Once inside, an elegant hallway with stylish Amtico flooring sets the chic contemporary style that flows throughout this home. Leading off from the reception hall is the well-appointed study and wonderfully welcoming sitting room with beautiful solid oak flooring, sumptuous décor and delightful views across the rear gardens. The original single garage has been converted into a superb second kitchen and laundry room incorporating a washer, dryer, laundry sink, second dishwasher, built in hob, oven/grill and integrated fridge. There is a superb built in drying/laundry wardrobe and a separate good-sized walk-in boot and cloakroom.





Double doors from the hallway and sitting room open into the stunning open plan kitchen, which is undoubtedly the heart of the home. The kitchen has been extended to incorporate formal and informal living and dining areas making this the perfect space for entertaining and relaxing. A range of contemporary units in grey sit underneath polished granite worktops as well as having a large central breakfast bar with stunning crystal feature lighting and an excellent range of integrated appliances. A set of bi-folding doors invites the garden in on finer days. Additionally, a wide alcove with a large skylight above, creates a lovely feature and incorporates superb further storage and two glass doors provide access to both the front and rear garden.



# Seller Insight



“Living here has been a real pleasure,” say the current owners of this fantastic home on Ashlawn Crescent, Solihull. “We shall certainly miss the surrounding nature both to the front and back, that has guaranteed us the peaceful quietness that has made working from home pure bliss.”

*This is a home that is ideal for everyday life and entertaining alike. “Our favourite room has to be the spacious open plan kitchen,” say the owners, “which is designed to be luxurious and yet so relaxing and homely at the same time, perfect for family gatherings and dinner parties with friends. Further, the recent addition of the utility room has proved to be invaluable, serving well as a family sized laundry room, storage space and as a food prep area. The convenience of this has been tenfold!”*

*Outside, the garden provides an extension of the indoor living accommodation, the natural landscape changing throughout the seasons. “The bi fold doors and the views from the exquisitely appointed windows capture the full glory of a garden filled with luscious and vivid shades of greenery,” say the owners. “Garden parties and al fresco gatherings have been sensational here, with so much space both indoors and out and an easy flow between the house and garden. The house becomes one with the garden landscape during the summer, and still feels integral to our home during the winter with its stunning old trees and mature plants and bushes.”*

*The location of the property has plenty to offer, too. “The setting of the house is tranquil and secluded, whilst remaining within easy reach of all the amenities and entertainment of central Solihull,” say the owners, “as well as local shops including a charming small butcher’s and a hair salon. With lovely neighbours and a family friendly atmosphere, this feels like a very safe place to live.”*

*Pull quote “Spacious, comfortable and peaceful, with a superb connection between house and garden, this is the ideal home for everyday life and entertaining alike.”*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





## First Floor

An oak staircase ascends to the first floor and a spacious landing with a large picture window overlooking the rear garden and providing a delightful spot for reading. The first floor offers four excellent bedrooms; all with solid oak flooring and three bathrooms.

The generous master bedroom is beautifully fitted and enjoys undisturbed views to the front. This suite also offers an excellent fitted dressing room that leads through to the luxury master en-suite with a double width shower and twin vanity basins.

There are three further smartly presented double bedrooms to this floor and a further en-suite bathroom. The luxury family bathroom is both spacious and lavishly fitted, having a Victoria & Albert suite in white with chrome fittings affording a free standing bath, twin wash hand bowls set on a timber dressing table, low flush WC and a double width tiled shower cubicle housing the Grohe shower with glass shower screen. Complementary tiling throughout, coving and spot lighting to the ceiling, large double glazed leaded light window to the rear and chrome central heating ladder radiator.













#### Second floor:

A second staircase leads to the top floor accommodation, with a landing area and two further bedrooms. The imaginatively designed fifth bedroom with apex ceiling having four Velux skylight windows is presently used as the family cinema room, and bedroom six which has two Velux skylights and under eaves storage is currently used as a yoga studio.



## Outside

The beautifully landscaped South facing rear garden has an abundance of coloured borders, mature shrubs and a variety of mature trees providing a high degree of privacy. To the far end of the garden is the versatile and spacious summer house, offering the opportunity to use as a separate home office. The sweeping paved terrace and purpose-built brick pergola provides a delightful setting for garden parties and summer BBQ's and the large lawned area offers plenty of space for children to enjoy. With such a tranquil space, complete privacy and pretty landscaping, this garden perfectly complements the style and design of this delightful family home.





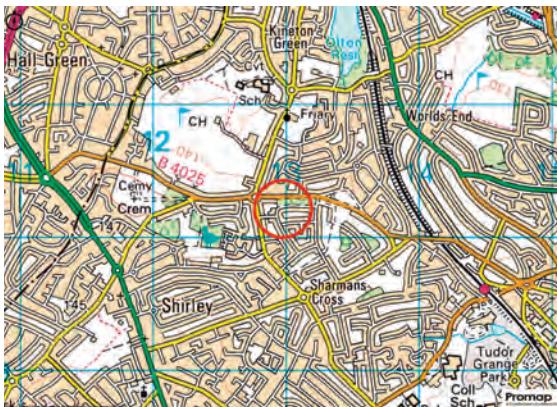
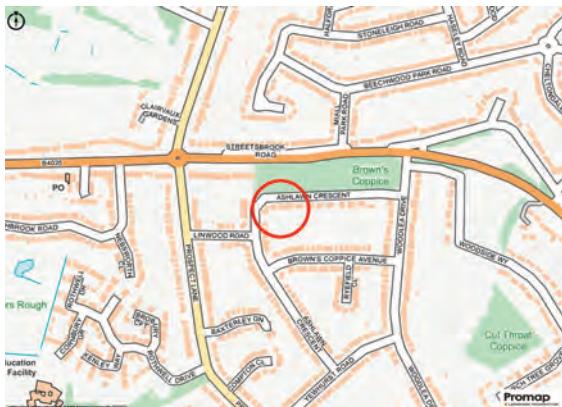
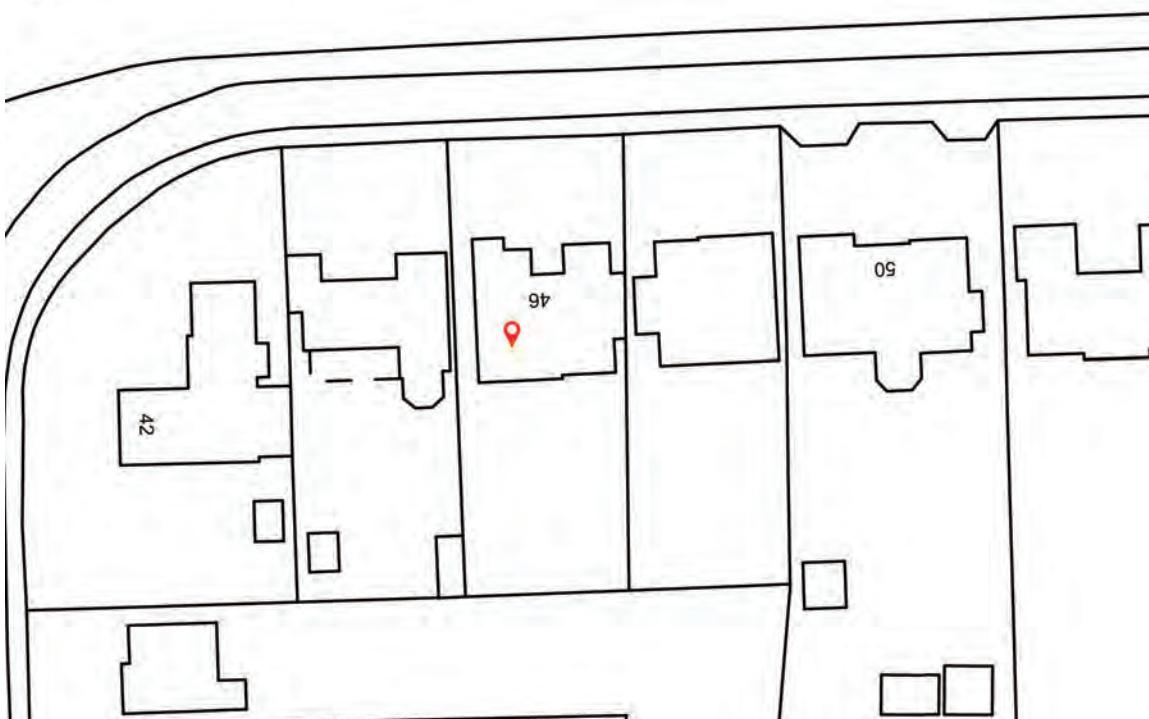


# LOCATION

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The town of Solihull is recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham. The borough benefits from a number of outstanding state schools, including Tudor Grange and Arden academies, as well as a variety of well-regarded independent schools, with the historic, ISI excellent rated, Solihull School being one of the most highly respected within the country. The town itself offers an excellent range of amenities including the first-class award-winning shopping centre Touchwood with a John Lewis flagship store heading up 80 high street retail names, 20 bars and restaurants and a 9-screen cinema complex. There is also a state-of-the-art library with theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/athletics track, several nearby private golf courses and an ice rink. Finally, Solihull has its own train stations, and the town and surrounding areas benefit from access to Birmingham International Railway Station and Airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena and the fabulous newly opened Resorts World Birmingham with 50 outlet stores, 18 stylish bars and restaurants, an 11 screen cinema and an exhilarating international casino and hotel, all of which has a transport network which is second to none, linking the area to London either via the M40 or M1, the south via the M42/M5 and access to the north along the M6 motorway corridor.





## Services

Mains electric, water, drainage, gas central heating  
Underfloor heating to the extended family living area and second kitchen/laundry room

## Tenure

Freehold

## Local Authority

Solihull Metropolitan Borough Council  
Council Tax Band G

## Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 0121 746 6400

## Website

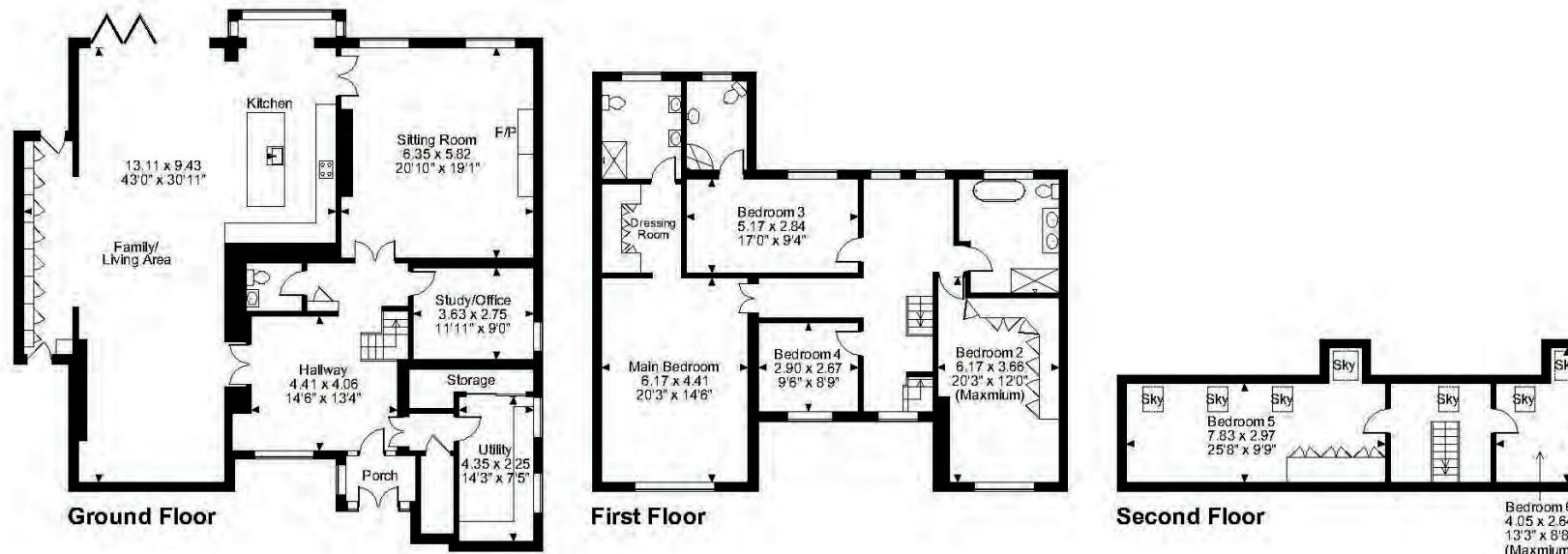
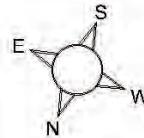
<https://www.fineandcountry.com/uk/solihull>

## Opening Hours

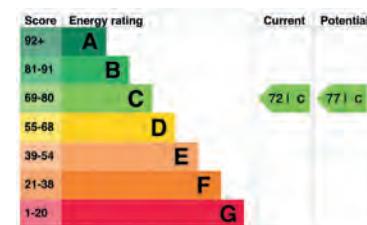
Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 4.30 pm  
Sunday 11.00 am - 3.00 pm



**Ashlawn Crescent, Solihull, West Midlands**  
**Approximate Gross Internal Area**  
**3928 Sq Ft/365 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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*"We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process" ... "Well worth the fee paid"*

*"A big thank you to both Martin and Rachel"*

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## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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