



melvyn
Danes
ESTATE AGENTS

Chelveston Crescent

Solihull

£600,000

Description

Chelveston Crescent is located in the heart of the Hillfield Development just a short distance from Solihull Town Centre. Solihull has an excellent choice of shopping facilities together with a wide choice of bars and restaurants, a thriving business community and its own main line London to Birmingham railway station. Closer to the property is Widney Manor Railway Station offering local services and Hillfield Park is close by offering a vast area of public open space, duck pond and children's play area.

Travelling away from Solihull along here you will come to the A34 Stratford Road in Shirley which gives access to the city centre of Birmingham and to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

An ideal location therefore for this four bedroomed detached property approached via driveway and fore garden leading to the front door allowing access into the accommodation which comprises of entrance hall, living room with bay window and access into the dining room, benefiting from French doors opening onto the rear garden and further access into the fully fitted kitchen boasting a range of integrated appliances and with further access onto the rear garden. Off the hall is a ground floor WC, under stair storage and access to the first floor

To the first floor we have four bedrooms three of which are good double and the principle bedroom benefitting from a generous en-suite shower room and fitted storage. The second bedroom and the fourth bedroom also have a benefit of fitted storage and closet space. The family shower room is well fitted with a large walk in shower, toilet and wash basin and off the landing if the loft access.

To the rear we have a good sized private rear garden with patio area large lawn and bordered by panelled fencing with side passage access allowing entry into the single garage which currently houses washers and dryers.

To the front we have ample off road parking for several vehicles and a small fore garden.



Accommodation

Entrance Hall

Living Room

12'7" x 16'9" (3.850 x 5.115)

Dining Room

8'3" x 11'8" (2.521 x 3.566)

Kitchen

13'10" x 8'3" (4.237 x 2.521)

Ground Floor WC

Bedroom One

11'11" max x 11'8" (3.653 max x 3.557)

En-Suite

5'2" x 6'0" (1.592 x 1.832)

Bedroom Two

10'6" x 11'7" (3.225 x 3.543)

Bedroom Three

8'7" x 8'10" (2.634 x 2.706)

Bedroom Four

7'0" x 9'5" (2.146 x 2.890)

Shower Room

7'5" x 5'6" (2.263 x 1.698)

Single Garage

17'0" x 7'7" (5.200 x 2.326)

Private Rear Gardens

Off Road Parking



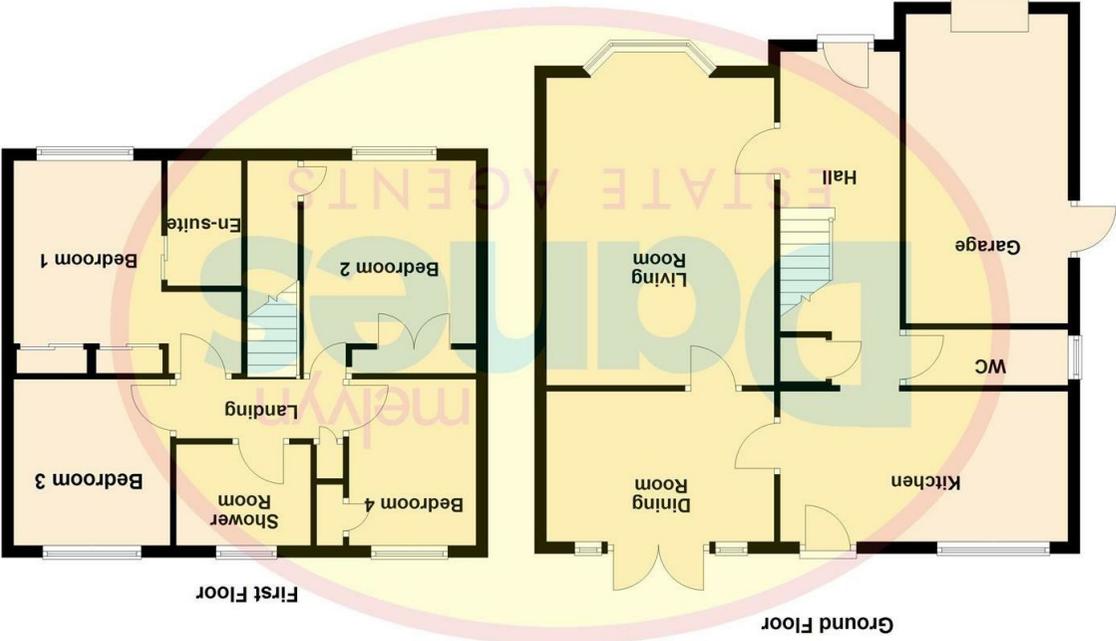
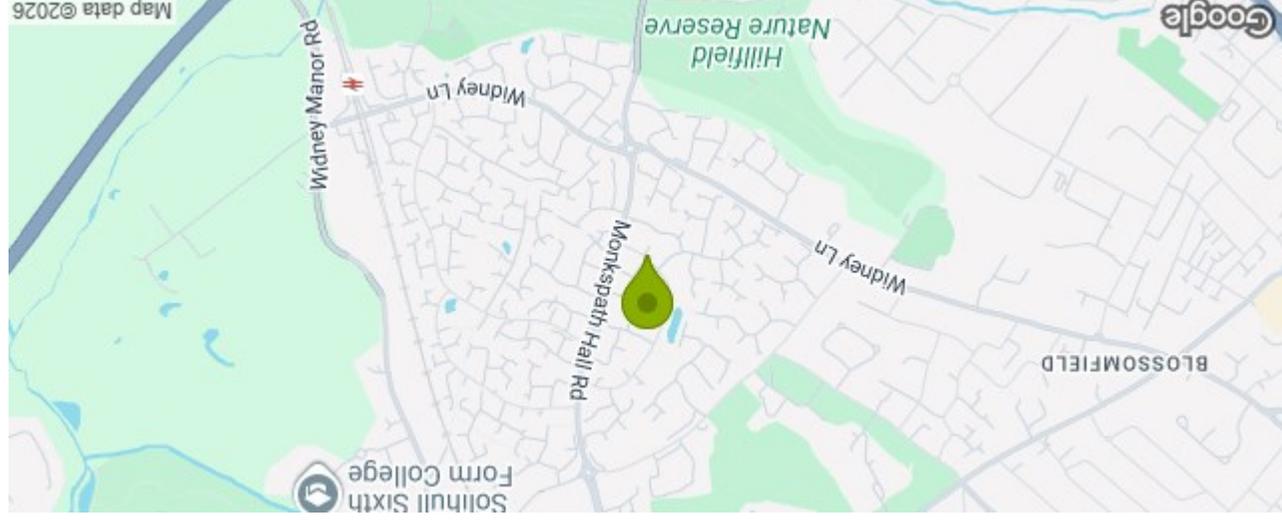
TENURE: We are advised that the property is Freehold

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 02/03/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



17 Chelveston Crescent Solihull Solihull B91 3YB Council Tax Band: E

| Energy Efficiency Rating | |
|---|--|
| Very energy efficient - lower running costs | Very energy efficient - higher running costs |
| (92 plus) A | (81-91) B |
| (69-80) C | (55-68) D |
| (39-54) E | (21-38) F |
| (1-20) G | |
| Current | Potential |
| 81 | 64 |
| EU Directive 2002/91/EC | |

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.