

AP MORGAN



Cransley Grove, Solihull

Asking Price £715,000

Features:

- Delightful Four-Bedroom Detached Family Home
- Quiet Cul-De-Sac Location
- Tudor Grange Catchment Area
- Driveway For Multiple Vehicles & Detached Double Garage
- Two Large Reception Rooms & Breakfast Kitchen
- Home Office & Utility Room
- Principal Bedroom with En-Suite & Fitted Wardrobes
- Well Maintained Rear Garden with Summer House

Description:

Situated within a peaceful cul-de-sac in a highly sought-after residential location, this immaculately presented four-bedroom detached family home offers generous and versatile accommodation throughout. Beautifully maintained by the current owners, the property boasts a spacious living room, separate dining room, fitted breakfast kitchen, dedicated home office and a superb landscaped rear garden, making it perfectly suited to modern family living.

The property is approached via a private driveway providing ample off-road parking and leading to a spacious detached double garage, offering excellent storage or further potential, subject to the necessary consents. A welcoming entrance hall sets the tone for the accommodation, with a useful guest WC and staircase rising to the first floor. The bright and spacious living room enjoys French doors opening onto the rear garden, while the separate dining room provides the perfect setting for family meals and entertaining. The fitted breakfast kitchen offers ample worktop and cupboard space, complemented by a practical utility room. Completing the ground floor is a versatile home office, ideal for those working from home or requiring a playroom or snug.

Upstairs, the generous principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. Three further well-proportioned bedrooms are served by a modern family bathroom, providing ample space for growing families.

Outside, the beautifully landscaped rear garden has been thoughtfully designed to create an excellent space for entertaining and relaxing, featuring a generous patio, well-maintained lawn and the added benefit of a garden room, perfect as a home gym, studio or additional entertaining space.

Ideally positioned close to a wide range of shops, cafés and local amenities, the property also benefits from excellent transport links and falls within the catchment area for some of Solihull's most highly regarded schools, including Tudor Grange Academy, making this an outstanding home for families seeking both convenience and quality living.



Details:

Entrance Hall

Living Room 19'2" x 3.67 (5.84m x 3.67) Both Max

Dining Room 11'9" x 10' (3.58m x 3.05m) Both Max

Breakfast Kitchen 14'4" x 3.07 (4.37m x 3.07)

Utility Room 6'1" x 6' (1.85m x 1.83m)

Home Office 9'3" x 7'1" (2.82m x 2.16m)

Downstairs WC

Landing

Principal Bedroom 15'2" x 10'8" (4.62m x 3.25m) Both Max

Ensuite Shower Room 7'10" x 6'7" (2.4m x 2m)

Bedroom 2 10'4" x 10'1" (3.15m x 3.07m)

Bedroom 3 10'8" x 8'8" (3.25m x 2.64m)

Bedroom 4 8'7" x 6'9" (2.62m x 2.06m)

Bathroom 8' x 6'7" (2.44m x 2m) Both Max

Double Garage 17'10" x 16'5" (5.44m x 5m)

EPC Rating: C

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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