

Horton & Storey



Brampton Crescent, Shirley, Solihull,

£499,950

Property Features

- Four Double Bedrooms
- Detached Double Garage
- Well Presented
- Lounge
- Family Room
- Guest WC
- Private Rear Garden
- Dining Room

Full Description

17 Brampton Crescent is an executive Four double bedroom detached property with a detached double garage set on a large plot in a quiet cul-de-sac. The property boasts three reception rooms, kitchen breakfast room, master bedroom with en-suite and a large private rear garden. If you are looking for a family home this is a must view.

LOCAL AREA Located off the popular Streetsbrook Road of Solihull, this property is set in a quiet cul-de-sac and is close enough to get the benefits of the local transport links, schools, two doctors surgeries near by, a park shopping centres and other local amenities. Solihull train station and Touchwood Shopping Centre are a short distance away. You can also access the M42 and Airport in a short drive.

APPROACH Via a large brick laid drive way with off road parking for multiple cars leading to the front door.

GROUND FLOOR

ENTRANCE HALL A welcoming entrance hall with stairs leading to the first floor landing, a central heating radiator and doors to the ground floor accommodation.

LOUNGE 11' 10" x 17' 8" (3.61m x 5.39m) A large lounge accessed via double doors off the entrance hall, with a double glazed window to the front elevation, feature gas fire with surround, two central heating radiators and a door leading to the family room.

DINING ROOM 9' 7" x 11' 3" (2.94m x 3.45m) Having two double glazed windows letting in lots of natural light and a central heating radiator.



FAMILY ROOM 9' 10" x 9' 10" (3.01m x 3.01m) A great room for a family home, it can be used as a home office or play room, having double glazed sliding doors to the rear elevation and a central heating radiator.

KITCHEN/BREAKFAST ROOM 10' 5" x 13' 1" (3.2m x 3.99m) A large well presented kitchen comprising of a range of wall and floor base units with work surface over incorporating an inset sink with mixer tap and drainer. There is plumbing for a dishwasher and space for a range cooker. There is tiling to the floors and splash prone areas, space for a dining table, a central heating radiator, a double glazed window over looking the private rear garden and a door leading to the utility room.

UTILITY ROOM Consisting of a floor base unit with a work surface over incorporating an inset sink with mixer tap and drainer, plumbing for a washing machine, space for a tumble drier and large fridge freezer, a wall mounted central heating boiler, central heating radiator and a door leading to the rear garden.

GUEST WC Comprising of a low level flush wc, sink, central heating radiator, tiling to the floor and a double glazed window to the front elevation.

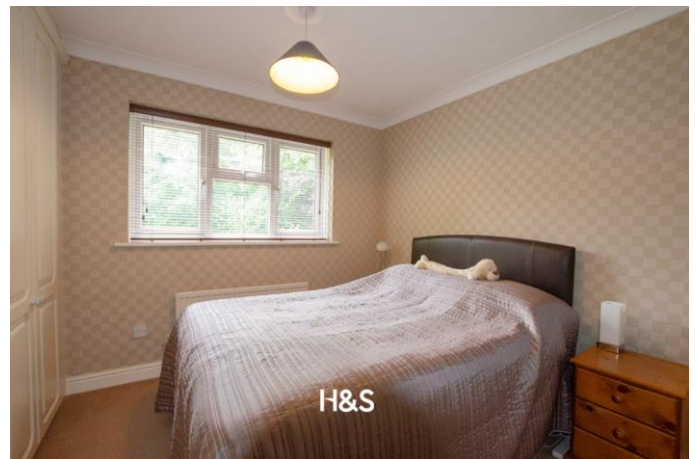
FIRST FLOOR

LANDING A large bright landing benefiting from a double glazed window to the front elevation, a central heating radiator, built in storage cupboard, doors to the first floor rooms and access to the loft via the loft hatch with a pull down ladder.

MASTER BEDROOM 11' 9" x 17' 4" (3.6m x 5.3m) A large master bedroom with a range of large built in wardrobes, a double glazed window to the front elevation, central heating radiator and a door leading to the en-suite.

ENSUITE The suite comprises of a vanity unit incorporating a wc and sink, shower and a wall mounted heated towel rail. There is an obscure double glazed window to the side elevation and tiling to splash prone areas.

BEDROOM TWO 9' 10" x 11' 5" (3.02m x 3.48m) A large double bedroom with built in wardrobes, a double glazed window to the front elevation and a central heating radiator.



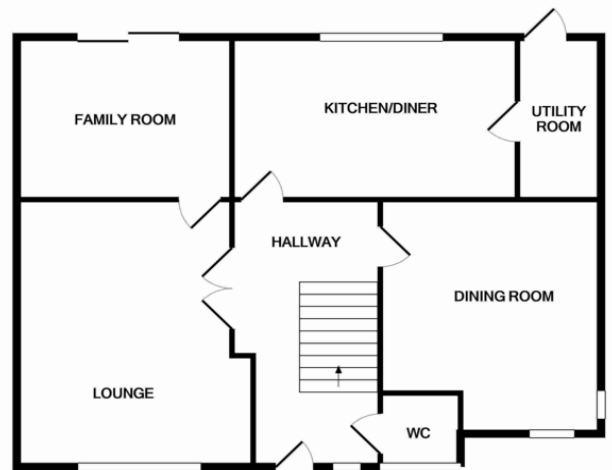
BEDROOM THREE 10' 4" x 10' 0" (3.17m x 3.06m) Another double bedroom with a range of fitted wardrobes, a double glazed window to the rear elevation and a central heating radiator.

BEDROOM FOUR 8' 1" x 11' 0" (2.47m x 3.36m) A larger than average fourth bedroom with a double glazed window to the rear elevation and a central heating radiator.

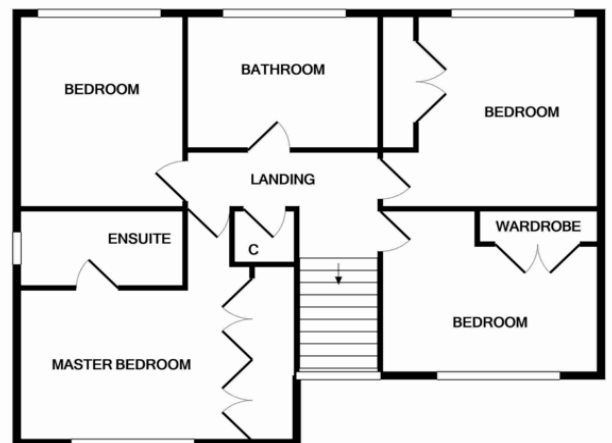
FAMILY BATHROOM A refitted family bathroom that is fully tiled with a suite consisting of a panelled bath with mixer tap and shower over, a large sink with vanity unit underneath, a low level wc and a wall mounted heated towel rail.

OUTSIDE

PRIVATE REAR GARDEN A fantastic private rear garden backing onto Moseley Cricket Club, having a large slabbed patio area leading to a long manicured lawn that has a gravelled pathway in the middle leading to the rear gate, with mature shrubs and bushes to borders. There is a side entrance providing access to the front of the property and a path leading to the detached double garage.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

179 Stratford Road, Shirley, Solihull, West Midlands, B90 3AU

www.hortonstorey.com
sales@hortonstorey.com
01216630099