

# DRAKES

ESTATE AGENTS



## Clifton Crescent, Solihull, B91 3L

£550,000

- A Detached Family Home
- Four Bedrooms
- Lounge/Dining Room
- Modern Re-fitted Kitchen
- Guest WC
- Modern Family Bathroom
- Pleasant Rear Garden
- Garage
- Driveway Providing Off Road Parking
- Cul-de-sac Location



SCAN TO VIEW  
VIRTUAL TOUR



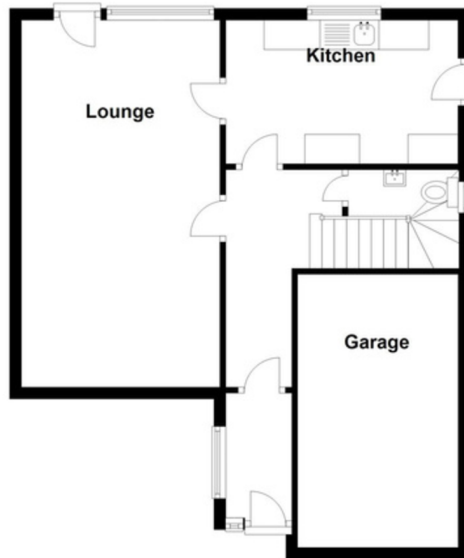
- Lounge/Dining Room - 7.29m x 3.53m (23'11" x 11'7")
- Kitchen to rear - 3.86m x 2.49m (12'8" x 8'2")
- Bedroom One to rear - 3.81m x 3.56m (12'6" x 11'8")
- Bedroom Two to front - 3.51m x 2.95m (11'6" x 9'8")
- Bedroom Three to front - 3.07m x 2.82m (10'1" x 9'3") plus fitted wardrobes
- Bedroom Four to rear - 2.49m x 1.85m (8'2" x 6'1")
- Bathroom - 2.57m x 1.96m (8'5" x 6'5")
- Garage - 5.13m x 2.34m (16'9" x 7'8")

A detached family home set in a quiet cul-de-sac location with accommodation comprising in brief of entrance porch, reception hall, lounge/dining room, guest WC, re-fitted kitchen, four bedrooms and a modern family bathroom, pleasant rear garden, garage and driveway providing off road parking.

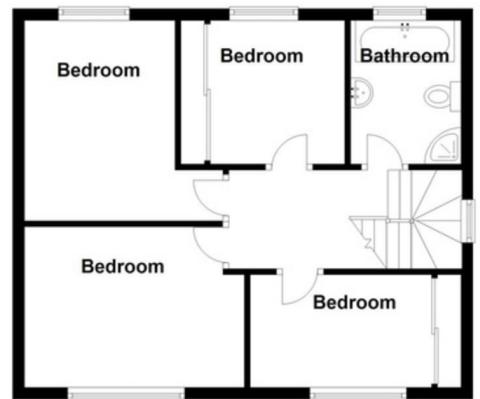
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E  
 EPC Rating: C  
 Tenure: Freehold

Ground Floor



First Floor



Total area: approx. 102.4 sq. metres (1102.2 sq. feet)

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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