





'This lovely four bedroom family home must be viewed to fully appreciate the bright and spacious accommodation this property has to offer. It benefits from being a short stroll into the centre of sought after Dorridge, so all local amenities are very close to hand, ideal for all members of the family'

ACCOMMODATION

5 Brightwell Crescent sits in a quiet residential cul-de-sac and offers an extended four bedroom family home which has been upgraded and modernised considerably since it was built over 20 years ago, and now offers bright and super open plan accommodation great for family living. Being well presented and tastefully decorated throughout, this home needs little more than the new buyer arriving and unpacking!

The property benefits from a pretty well maintained front garden with a good sized driveway allowing parking for multiple vehicles and an integral side garage. On entering the welcoming hallway you are immediately greeted with lots of light and a feeling of space together with a useful guest WC, and Amtico flooring throughout.

A third reception room offers lots of flexibility and could be utilised as a study/office, TV snug or indeed a children's playroom. The large living room features a fabulous characterful Inglenook fireplace with a gas coal effect fire and flows into the dining room to the rear of the property, with French doors giving access into the private rear garden.

In our opinion, the heart of the home is most definitely the open-plan breakfast kitchen with its part vaulted ceiling, apex style full height windows and French doors to the rear elevation giving great views of the garden. The kitchen is beautifully fitted with a range of modern cream fronted units incorporating a useful central island, granite work surfaces, integrated Bosch oven and hob with extractor, Bosch microwave and integrated Bosch dishwasher. The kitchen not only has a useful utility room but also opens into a great family room and has access to the outside space. The downstairs accommodation has a modern and homely feel and would be a superb area to host large family gatherings and parties alike.





The first floor accommodation is equally as impressive with four double bedrooms all with fitted wardrobes, spacious luxury family bathroom and en suite to the main bedroom.

The rear garden with its Easterly aspect is mainly laid to lawn with a paved patio ideal for al fresco dining. Being surrounded by mature trees, shrubs and hedgerow this makes for a private and discreet garden for all to enjoy.

DORRIDGE VILLAGE

Dorridge has always been a popular location for families due to the good local schools and an abundance of facilities close by including a large Sainsbury's supermarket, cafes, sporting facilities and clubs, shops, doctors, and dentists as well as some good local pubs and restaurants. Solihull town centre is easily accessible by car where you will find an array of larger High St stores and facilities, as well as the popular Touchwood Shopping Centre. Not only is there wonderful countryside surrounding Dorridge, you are never too far away from green open spaces to enjoy the great outdoors. Also, for those needing to commute to nearby towns and cities the M42 and M40 are just a short drive away, alternatively via rail as Dorridge has its own station giving access into Birmingham and London.



ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band G

ENERGY PERFORMANCE CERTIFICATE RATING: D

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements and boundaries shown are approximate and 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. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





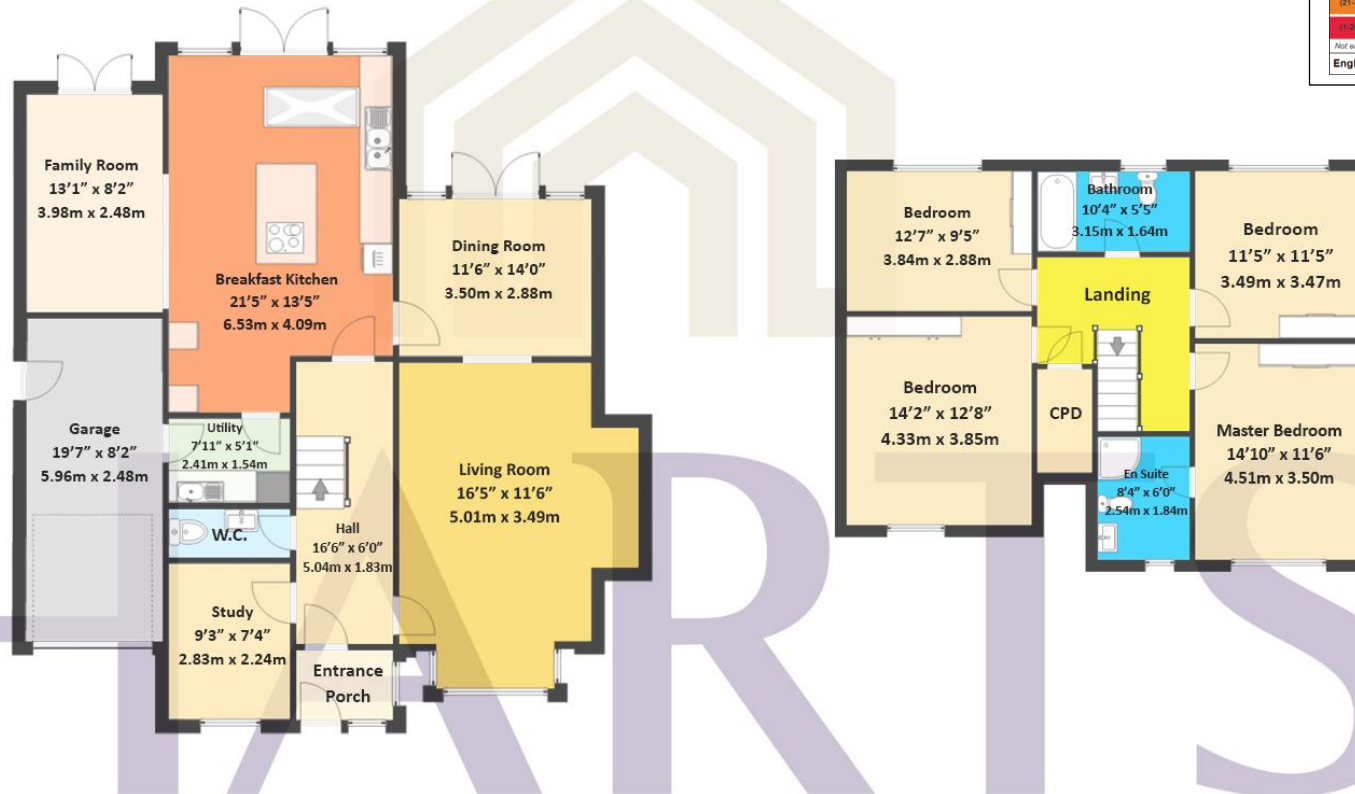


Total Internal Accommodation 182.32 square metres / 1962 square feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		61	74
		EU Directive 2002/91/EC	

Ground Floor

First Floor



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