

Horton & Senate



6 Trustin Crescent, Solihull, B92 9QQ

£565,000

- FOUR DOUBLE BEDROOMS
- REFITTED ENSUITE
- LOUNGE
- OPEN PLAN KITCHEN/LIVING AREA
- REFITTED BATHROOM
- OFF ROAD PARKING FOR MULTIPLE CARS
- BI-FOLD DOORS ONTO REAR GARDEN
- UTILITY ROOM

6 Trustin Crescent, Solihull B92 9QQ

A perfect opportunity to purchase an extended family home in a popular location boasting FOUR double bedrooms, open plan kitchen/living area, modern bathroom and ensuite, utility room, and off road parking.

4

2

1

D

Council Tax Band: E



APPROACH

The property is approach via a large driveway providing off road parking for multiple cars, there is a door to the garage, side gate to the rear and door to the;

Ground Floor

Entrance Hall

A welcoming entrance hall with stairs leading to the first floor landing, doors to the lounge, kitchen/diner and guest WC.

Lounge

A double glazed window to the front, a feature fireplace and central heating radiator.

Open Plan Kitchen/Living Area

WOW! The recently renovated area is certainly a huge selling feature for this property. The modern kitchen comprises of a range of wall and floor base units incorporating a gas hob with extractor over, integrated oven and dishwasher, an inset stainless steel sink with mixer tap and drainer and space for a large fridge freezer. There is a breakfast bar, tiling to the floor and splash prone areas. The living area is perfect for entertaining and has a set of bi-fold doors leading to the rear patio.

Utility

Plumbing for a washing machine, space for a tumble drier, central heating boiler system and a door to the garage.

WC

Comprising of a WC, sink and radiator.

First Floor

Landing

Doors leading to first floor rooms, an airing cupboard and access to the loft.

Master Bedroom

A large double bedroom with two double glazed windows to the rear, space for wardrobes, a dressing area and a door leading to the en-suite.

Ensuite

The refitted ensuite comprises of a free standing bath, separate enclosed shower cubicle, wc, sink with vanity storage under and tiling to splash prone areas.

Bedroom Two

A double bedroom with a double glazed window to the front, central heating radiator and space for wardrobes.

Bedroom Three

A double bedroom with fitted wardrobes, a double glazed window to the rear and a central heating radiator.

Bedroom Four

Having a double glazed window to the front, a central heating radiator and space for a double bed

Family Bathroom

The recently refitted family bathroom comprises of a bath with shower over, sink with vanity storage under, a wc and tiling to splash prone areas.

Outside

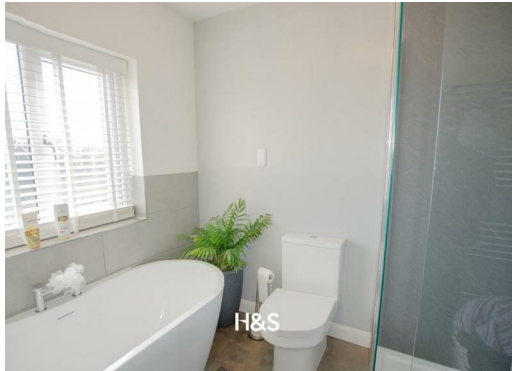
Rear Garden

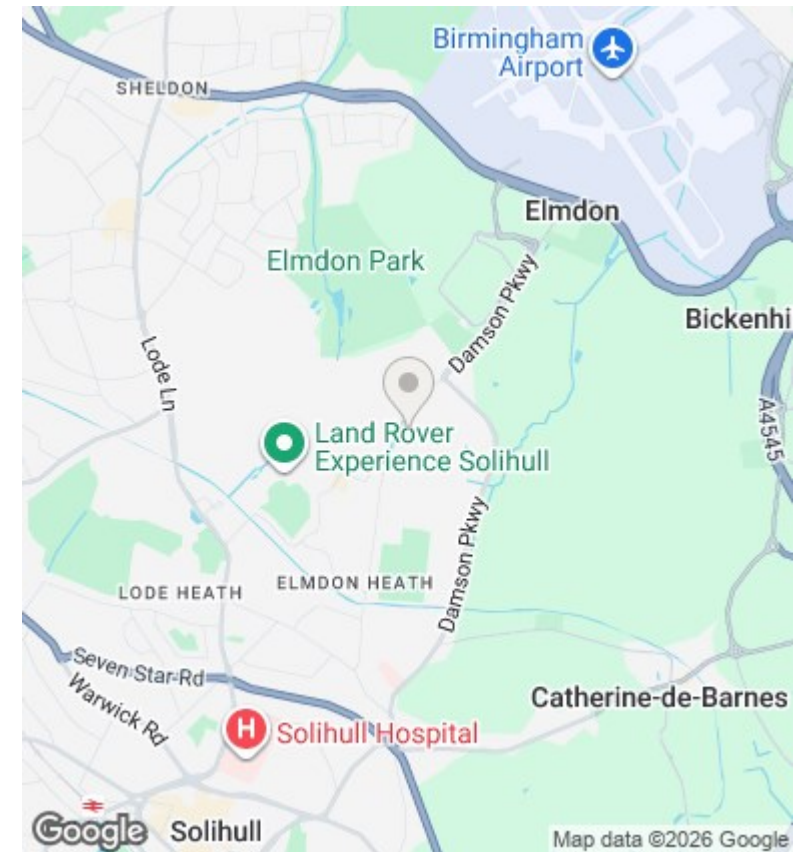
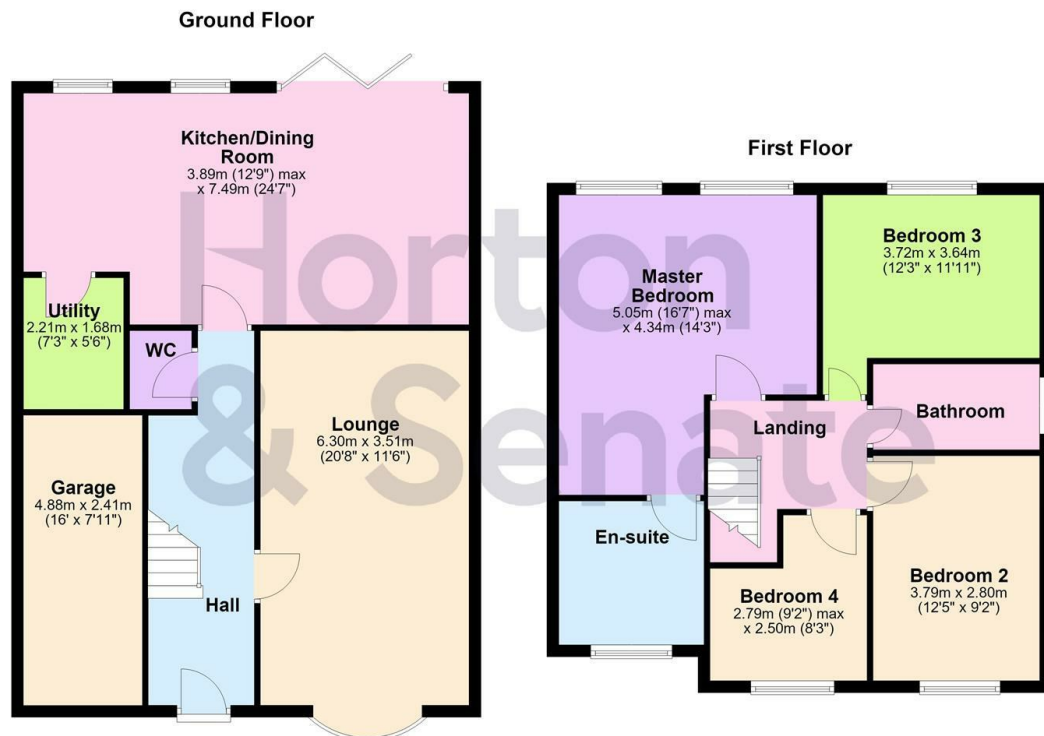
The private rear garden benefits from a large slabbed patio area and a lawn with fencing to boundaries. There is access to the front of the property via the side gate.

Garage

Electric power.







Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales		
EU Directive 2002/91/EC		