



152 High Street  
Solihull B91 3SX  
0121 711 1712  
www.melvyn-danes.co.uk  
post@melvyn-danes.co.uk

**Draft Details – subject to alteration and final confirmation by the vendors**

## **9 ONSLOW CRESCENT SOLIHULL B92 8RH**



**A Three Bedroom  
Semi Detached House  
In Need Of Modernisation**

**NO UPWARD CHAIN**

**OFFERS AROUND £164,950**  
**FREEHOLD**

**Gas Fired Central Heating**

**Foregarden  
Enclosed Porch  
Hall  
Lounge  
Dining Room**

**Kitchen  
Rear Porch  
Three Bedrooms  
Shower Room  
Rear Garden**

**VIEWING IS BY APPOINTMENT ONLY PLEASE WITH  
THE SOLIHULL OFFICE ON 0121 711 1712**

## 9 ONSLOW CRESCENT, SOLIHULL

Onslow Crescent is sited just off Knightsbridge Road which runs between Summerfield Road and Highwood Avenue and is ideally positioned for access to Olton Railway Station, which offers commuter services to Birmingham, and the A41 Warwick Road which leads directly into the town centre of Solihull where one will find an excellent array of shopping facilities including Mell Square with Marks and Spencers, BHS and House of Fraser department stores and the Touchwood development which hosts John Lewis department store, cinema, library, library theatre and a wide choice of restaurants.

There is easy access from the property to the A45 Coventry Road giving access to Birmingham city centre and in the opposite direction to the National Exhibition Centre, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Schools in the area include Ulverley Primary School, Daylesford Infant School, Chapel Fields Junior School, St Andrews Roman Catholic Primary School and we are advised that the property currently falls into Lyndon Secondary School catchment, subject to confirmation from the Education Department.

The property is set back from the road behind a wrought iron gate with side foregarden and pathway leading to

### ENCLOSED PORCH

Hardwood door to

### HALL

Stairs to upper floor, central heating radiator, cupboard housing gas meter, door to

### LOUNGE (front)

12'8" into bay x 10'7"

Bay window, central heating radiator.

### DINING ROOM (rear)

11'2" / 12'9" x 10'7"

Window overlooking rear garden, central heating radiator.

### KITCHEN

8'0" x 5'11"

In need of modernisation, comprising sink unit with cupboard under, pantry with electricity fuse board, obscure window to side, door to

### REAR PORCH

Door to store cupboard and door to rear garden.

## 9 ONSLOW CRESCENT, SOLIHULL

The first floor is approached from the hall via a staircase leading to landing with obscure window, hatch to loft space, doors to three bedrooms and shower room.

### BEDROOM ONE (front)

13'4" into bay x 10'7"

Window to front, central heating radiator.

### BEDROOM TWO (rear)

11'1" / 13'4" x 10'7"

Window overlooking rear garden, central heating radiator.

### BEDROOM THREE (front)

5'11" x 7'6"

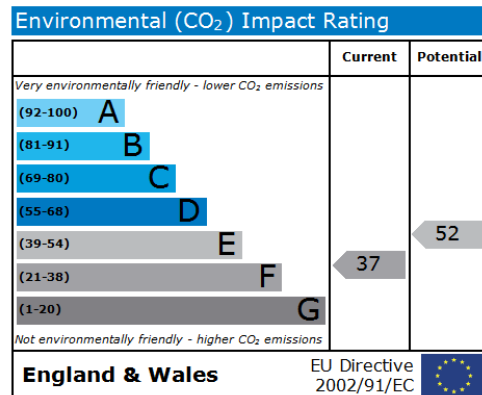
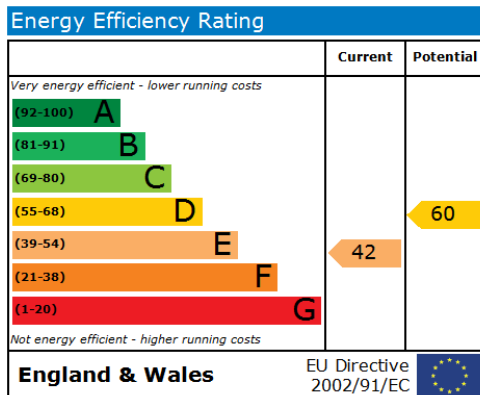
Window to front, central heating radiator.

### SHOWER ROOM

Coloured suite of low level WC, pedestal wash hand basin, corner shower cubicle, cupboard housing Glowarm Space Saver central heating boiler, central heating radiator, tiling to walls, obscure window.

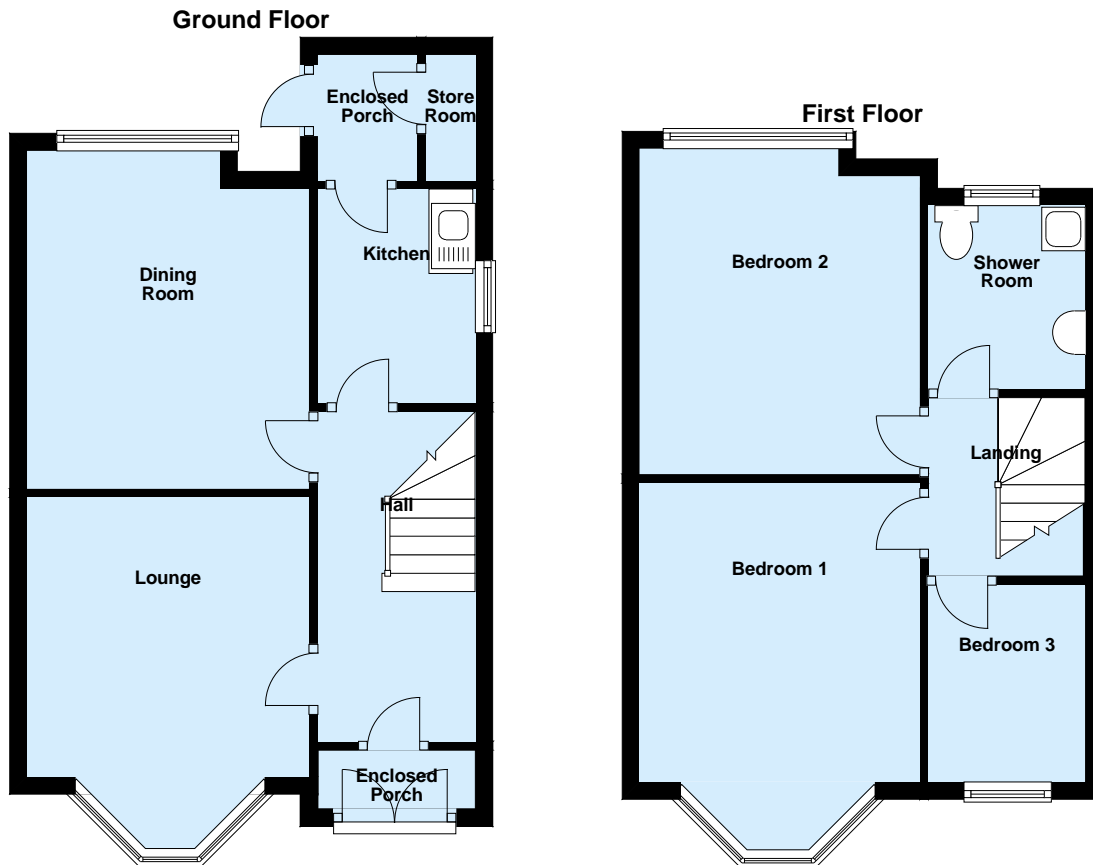
### OUTSIDE

The rear garden has a paved patio area, lawn and fenced and hedged boundaries.



## 9 ONSLOW CRESCENT, SOLIHULL

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



### GENERAL INFORMATION

**LOCATION** Leaving the town centre of Solihull via the A41 Warwick Road turn left after the parade of shops into Dovehouse Lane. Continue along and take the fourth turning on the left into Highwood Avenue, first left into Knightsbridge Road and first right into Onslow Crescent where the property will be found on the right hand side.

**TENURE** We are advised that the property is freehold but as yet we have not been able to verify this.

**VIEWING** By appointment only please with the Solihull office on 0121 711 1712.

**SERVICES** All main services are connected to the property. The fixtures, fittings, services and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

**FIXTURES & FITTINGS** Certain carpets and curtains may be available by separate negotiation.

**MEASUREMENTS** Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**PROPERTY TO SELL?** If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Melvyn Danes or Michelle McGowan on 0121 711 1712 who would be pleased to discuss its current market value, our fees and services with you.

**NEED A SURVEY?** As Chartered Surveyors we are able to provide you with no obligation quotes for surveys. Please phone Patrick Waters BSc FRICS on 0121 733 7334 who would be pleased to discuss your requirements with you.