



## 58 ASHLAWN CRESCENT

Solihull  
West Midlands

theAgents  
property consultants

**A superb property  
extending to a very  
generous 6375 sq ft all  
located behind electric  
gates.  
Located within walking  
distance to Solihull town  
centre and train station,  
with direct links to  
London.**

**ASHLAWN CRESCENT  
SOLIHULL**

## Summary

The bespoke design, construction and execution of this home, combined with its setting, make this an exceptional offering in today's market. This impressive executive home is located in the popular town of Solihull, in a quiet crescent overlooking a conservation woodland. The frontage is walled and gated with automated gates and security cameras.

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## Ground Floor

On entering the property you are welcomed by the light spacious hallway with a centrepiece staircase and two reception rooms on either side, a study to allow you to work from home, a guest WC and a cloakroom. To the rear of the property the well designed space houses the main kitchen, which has been designed to cater to every budding chefs needs, complete with Gaggenau appliances and large open plan dining and living space with bi-folds doors allowing for indoor-outdoor entertaining, the landscaped gardens have been designed to reflect this lifestyle. There is also a utility room, a full second kitchen with gas hob, and integral garage.

## First Floor

On the first floor you will find the primary suite, two en-suite bedrooms, a double bedroom, family bathroom and an access to the annexe. . The annexe has its own access and is finished to the same high standard that the main house has been, with a large vaulted room, second room and ensuite.

## Second Floor

The second floor has four further double bedrooms and a family bathroom.

## Outside

The driveway will comfortably fit multiple cars, there is a tradesman entrance to both sides of the house. The rear garden has been landscaped and has covered dining space, a contemporary garden house is currently being used as a gym but lends itself to be a home office or Summerhouse. The large patio space has been designed with entertaining in mind.

## Location

There is excellent Public and Private schools. Solihull Train Station goes to Birmingham and London Marylebone. Birmingham International Airport is within an approximate 10/15 minute drive. The M42 provides fast links to the M1, M5, M6 and M40 motorways.

## Services to the Property

All mains are connected

## Local Authority

Solihull Council

## Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

## EPC Rating

Band B

## Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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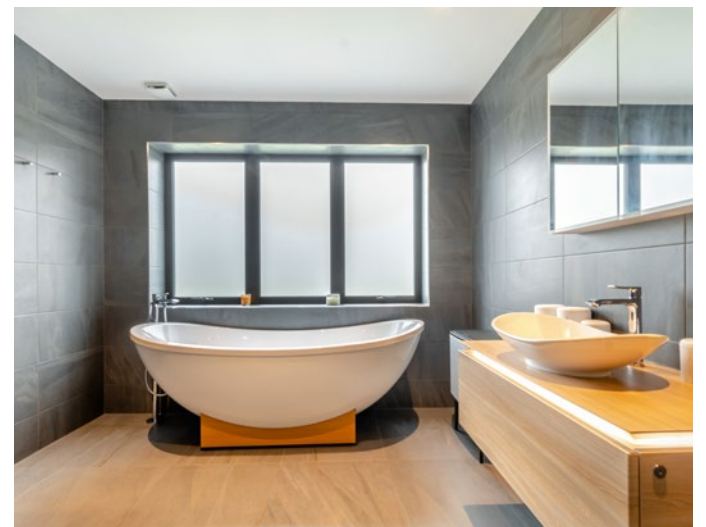


















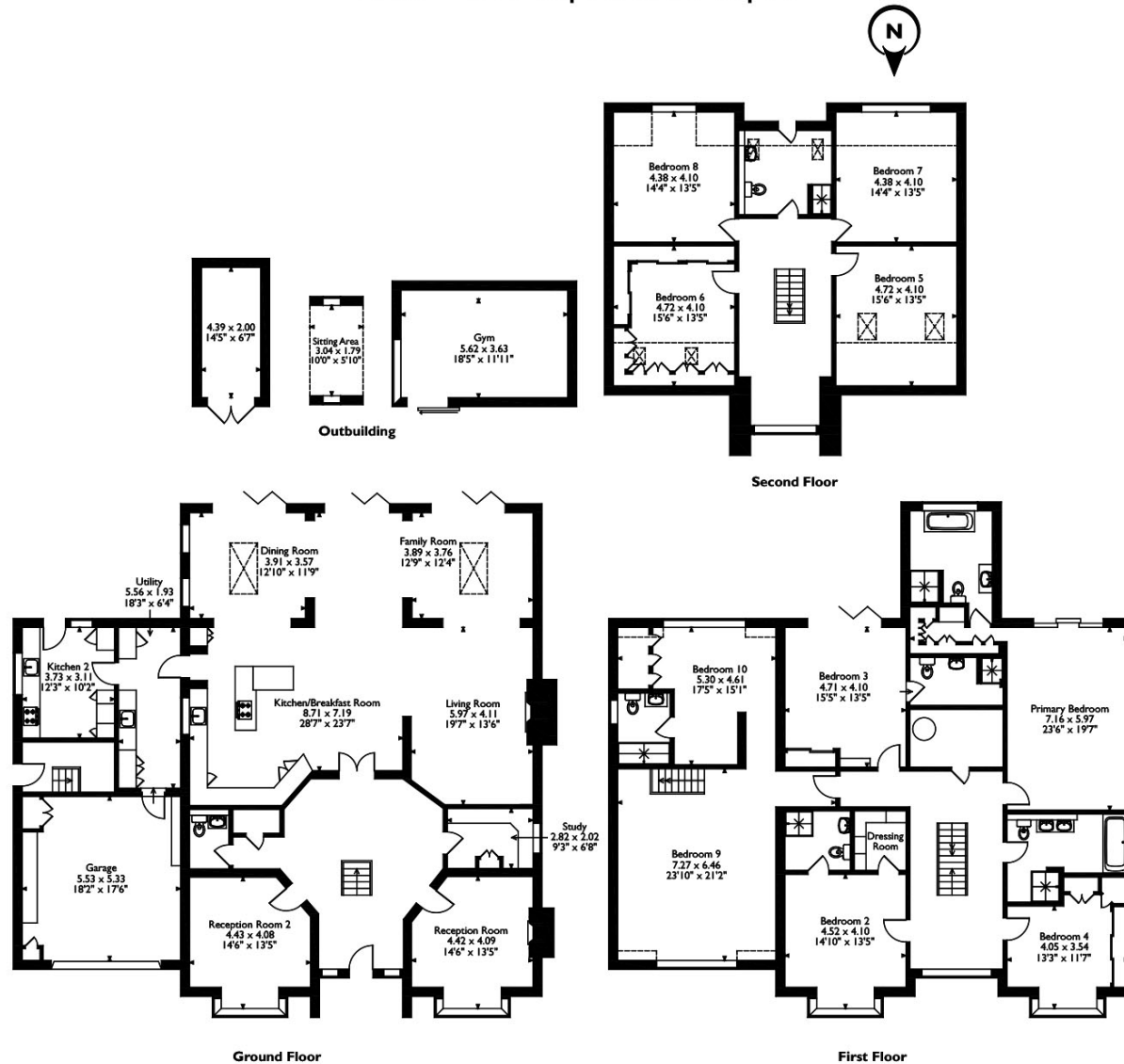








58 Ashlawn Crescent, Solihull  
 Approximate Gross Internal Area  
 Main House = 557 Sq M/6001 Sq Ft  
 Outbuilding = 34 Sq M/374 Sq Ft  
 Total = 590 Sq M/6375 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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#### Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.