



Henley Crescent, Solihull

Offers Over £385,000



PROPERTY OVERVIEW

Located on a quiet and highly sought after road in Solihull, this tastefully remodelled three bedroom semi-detached property offers a perfect blend of contemporary living and comfort. The impressive entrance hallway floods the home with natural light, leading to a spacious open plan kitchen/diner that boasts excellent views of the rear garden and features a charming log burner. The ground floor also includes a large living room, ideal for entertaining or relaxing. Upstairs, the property offers three bedrooms, two of which are generously sized doubles. A well-appointed family bathroom and separate toilet serve all bedrooms. Outside, the property boasts a large rear garden enjoying sunlight all day and a spacious patio seating area. Other features include a wide driveway and a single garage. This residence provides a peaceful retreat in a desirable location, perfect for those seeking a modern yet inviting home.





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- Highly Sought After Road In Solihull
- Open Plan Kitchen / Diner
- Large Living Room
- Two Double Bedrooms & A Single
- Lawn Rear Garden With Patio Area
- Immaculately Presented Throughout
- Single Garage & Driveway
- Early Viewing Essential





ENTRANCE HALL

13' 0" x 6' 11" (3.96m x 2.11m)

LIVING ROOM

15' 5" x 11' 0" (4.70m x 3.35m)

KITCHEN/DINER

18' 4" x 11' 8" (5.59m x 3.56m)

FIRST FLOOR

BEDROOM ONE

12' 10" x 11' 1" (3.91m x 3.38m)

BEDROOM TWO

11' 9" x 10' 0" (3.58m x 3.05m)

BEDROOM THREE

9' 10" x 6' 11" (3.00m x 2.11m)

BATHROOM

7' 10" x 5' 7" (2.39m x 1.70m)

SEPARATE WC

4' 5" x 2' 7" (1.35m x 0.79m)

TOTAL SQUARE FOOTAGE

89 sq.m (958 sq.ft) approx.





OUTSIDE THE PROPERTY

GARAGE

15' 5" x 7' 4" (4.70m x 2.24m)

ITEMS INCLUDED IN THE SALE

All carpets, blinds and light fittings, fitted wardrobes in one bedroom only, fireplace and electric fire in living room and wooden shed at rear of the garden.

ADDITIONAL INFORMATION

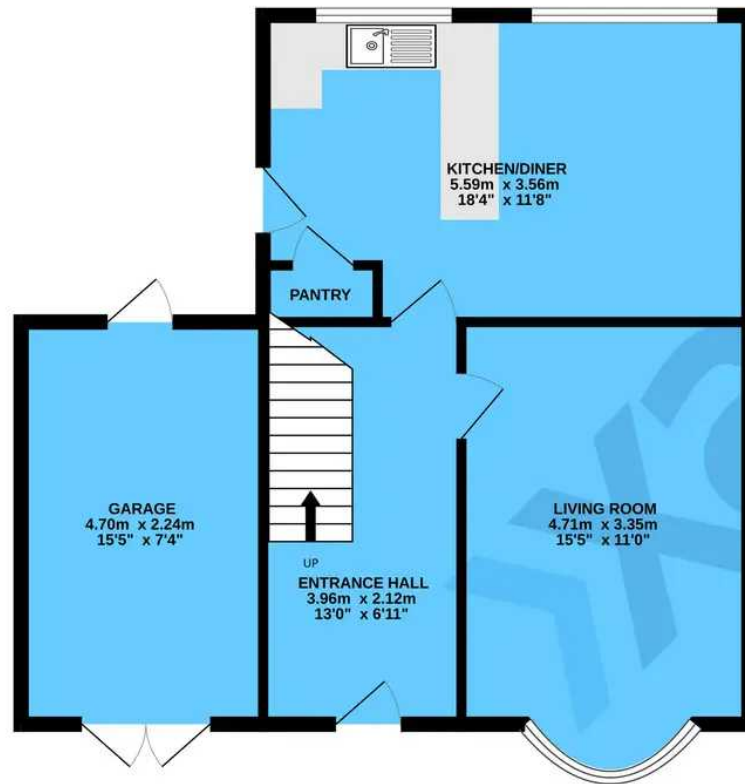
Services - mains gas, electricity and sewers.
Broadband - Virgin Media - fibre optic. Loft space - boarded.

MONEY LAUNDERING REGULATIONS

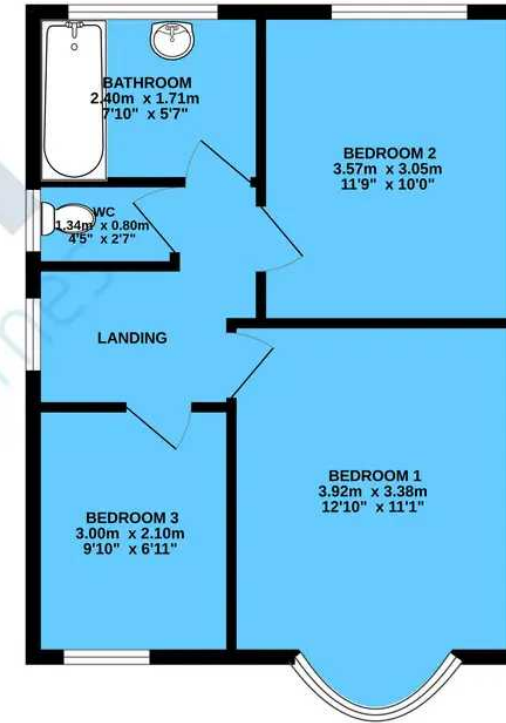
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 89.0 sq.m. (958 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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