



95 Henley Crescent, B91 2JH
Sale Price Offers in Excess £475,000



**Love
Property Co.**

95 Henley Crescent, Solihull, B91 2JH

Tenure - Freehold

EPC Rating – C

Council Tax Band - D

Love Property Co are pleased to offer this sought after and fantastic opportunity to buy a fully refurbished, modern and Extended 1446.5 sq. feet (134.4 sq. metres) four-bedroom semi-detached B91 post code home which offers an extended kitchen/ diner with Quartz worktops, integrated fridge/freezer, dishwasher, two single Neff oven/grill, microwave, 5 gas burner hob, extractor and wine cooler, extended playroom and an extended fourth bedroom to the first floor. It has UPVC double glazing, Worcester Bosch gas central heating, great size private rear garden overlooking Mill Pool Woodlands with a large patio area and comprises a porch, entrance hall, lounge/ diner, kitchen/ diner, first floor landing, four bedrooms, family bathroom, separate WC, gardens to front and rear garden, block paved driveway and a single garage

Other features include Kardean herringbone flooring, Wooden/glass staircase, built in/wardrobes in all bedrooms and a part boarded loft with ladders

This property is close to Jaguar Land Rover and Solihull town centre. 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.

This residence provides a peaceful retreat in a desirable location, perfect for those seeking a modern yet inviting home.



PROPERTY MEASUREMENTS:

LOUNGE

11' 11" X 11' 3" (3.35m x 4.7m)

EXTENDED KITCHEN/DINING ROOM

12' 0" X 26' 10" (3.66m x 8.17m)

UTILITY

4' 6" X 7' 9" (1.38m x 2.37m)

PLAYROOM

10' 3" X 11' 8" (3.12m x 3.55m)

BEDROOM ONE

11' 11" X 9' 1" (3.62m x 2.77m)

BEDROOM TWO

12' 6" X 9' 0" (3.82m x 2.75m)

BEDROOM THREE

12' 5" X 7' 9" (3.79m x 2.37m)

BEDROOM FOUR

8' 11" X 7' 1" (2.71m x 2.17m)

BATHROOM

5' 10" X 10' 0" (1.77m x 3.05m)

GARAGE

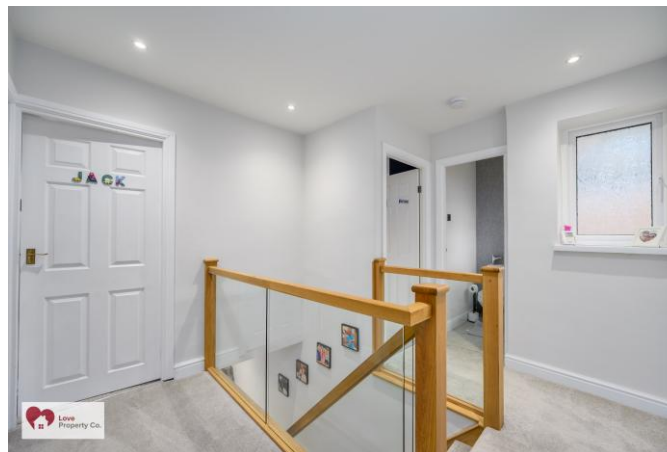
15' 8" X 7' 9" (4.79m x 2.37m)

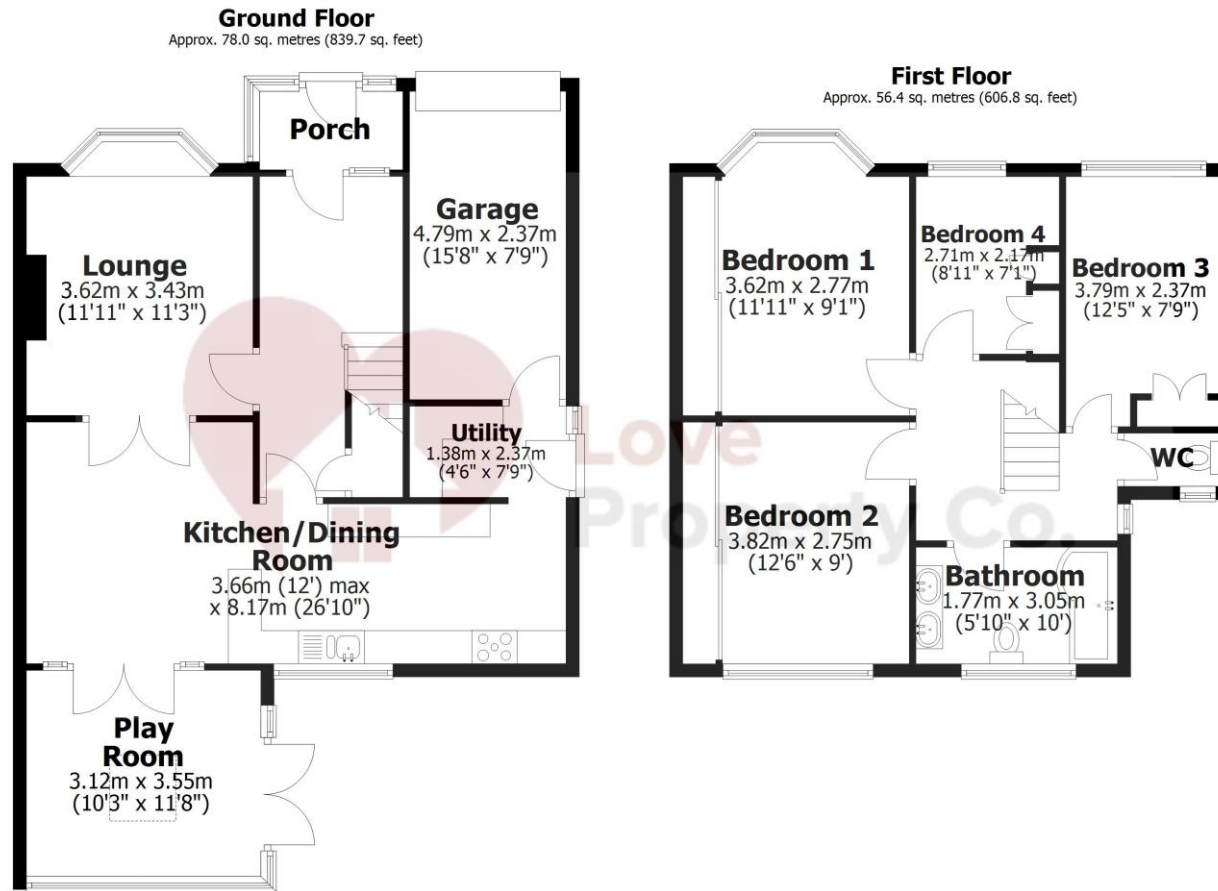
TOTAL SQUARE FOOTAGE (Approx.)

1446.5 sq. Feet (134.4 sq. metres)

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.





Total area: approx. 134.4 sq. metres (1446.5 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Love
Property Co.