



smarthomes



£515,000

- An Extremely Well Presented Semi Detached
- Four Bedrooms
- Through Lounge Diner
- Spacious Conservatory

Henley Crescent, Solihull, B91 2JH

An extremely well presented semi detached property situated on a generous corner plot having further potential to extend (STPP), offering four bedrooms, through lounge/diner, spacious conservatory, breakfast kitchen, guest WC, en suite, bathroom, rear garden, garage and ample off-road parking

EPC Rating 66

Current Council Tax Band E



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing ample off road parking and extends to gated side access leading to the rear garden and double glazed front door leading into



Enclosed Porch

With double glazed windows to side elevation, wood effect laminate flooring, ceiling light and door with double glazed obscure insert leading through to



Entrance Hallway

With ceiling light point, central heating radiator, wood effect laminate flooring, dado rail, stairs leading to the first floor accommodation, cloaks cupboard and doors leading off to



Through Lounge/Diner

26' 6" (into bay) x 10' 9" (8.1m x 3.3m) With double glazed bay window to front elevation, double glazed French doors leading though to conservatory, two central heating radiators, wood effect laminate flooring, two ceiling light points, corniced coving, wall mounted feature electric fire, TV aerial point and electric power points.



Spacious Conservatory

15' 1" x 10' 9" (4.6m x 3.3m) With double glazed windows, polycarbonate roof and double glazed French doors leading out to the rear garden, ceiling light, polished porcelain Porcelanosa tiling to floor, TV aerial point, electric wall heater and electric power points.

Breakfast Kitchen to Rear

19' 8" x 8' 10" (6.0m x 2.7m) Being fitted with a range of white wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, seven ring multi-fuel Range cooker with glass splashback and extractor over, integrated dishwasher, space for an American style fridge freezer, feature central heating radiator, TV aerial point, corniced coving, ceiling spot lights, Karndean flooring, double glazed window to rear, double glazed doors leading out to the rear garden and further door leading to

Guest WC

With low flush WC, wash hand basin with tiled splashback, obscure double glazed window to side, central heating radiator, wood effect laminate flooring and ceiling light point

Accommodation On The First Floor

Landing

With ceiling light point, loft hatch giving access to partially boarded and insulated loft space, dado rail, double glazed window to rear and doors leading off to

Master Bedroom to Front

15' 8" (max) x 8' 10" (to wardrobes) (4.8m x 2.7m) With double glazed window to front elevation, central heating radiator, ceiling light point, corniced coving, wood effect laminate flooring, TV aerial point, electric power points, range of built-in wardrobes and built-in vanity area with drawers. Door leading through to

En Suite Shower Room

Being fitted with a three piece white suite comprising of; spacious shower cubicle with thermostatic shower over and glass sliding door, low flush WC and vanity wash hand basin, ladder style central heating radiator, wall mounted electric wall heater, extractor and spot lights to ceiling

Bedroom Two to Front

15' 8" (into bay) x 10' 9" (4.8m x 3.3m) With double glazed bay window to front elevation, central heating radiator, ceiling light point, corniced coving and electric power points.

Bedroom Three to Rear

11' 1" x 10' 2" (3.4m x 3.1m) With double glazed window to rear elevation, central heating radiator, ceiling light and fan, corniced coving, electric power points and TV aerial point

Bedroom Four to Front

9' 10" x 6' 10" (3.0m x 2.1m) With double glazed window to front elevation, wood effect laminate flooring, central heating radiator, ceiling light point, electric power points, TV aerial point, built in wardrobe and drawers

Family Bathroom to Rear

7' 6" x 5' 6" (2.3m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with shower attachments over and glazed screen, low flush WC and pedestal wash hand basin, ladder style central heating radiator, wall mounted electric heater, corniced coving, ceiling light, complementary tiling to walls and obscure double glazed window to rear

Rear Garden

Being mainly laid to lawn with terraced patio area, access to the front of the property, timber decking area to the rear, outside tap, fencing to boundaries and a variety of mature shrubs and bushes

Garage

14' 9" x 10' 5" (4.5m x 3.2m) With metal up-and-over door, gas meter, electric consumer board, electric power points, ceiling light, wall mounted Worcester Bosch central heating boiler, plumbing for washing machine and door leading through to

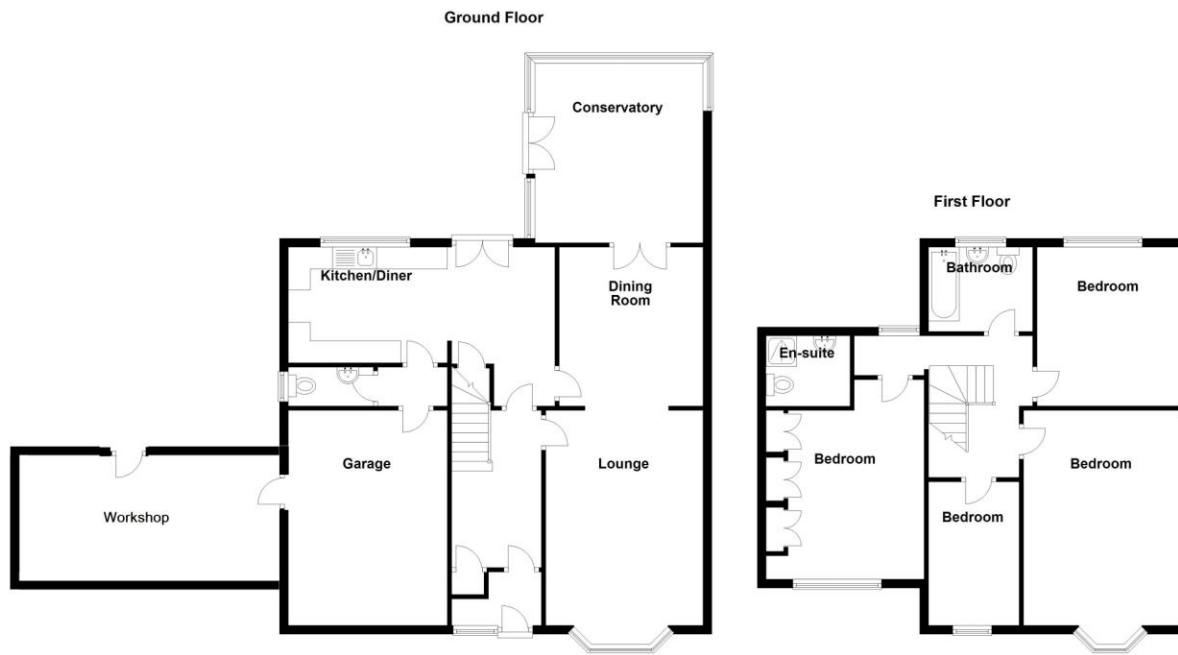
Workshop

With obscure double glazed door to rear elevation and double glazed window side, ceiling light and electric power points.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - E





Total area: approx. 168.3 sq. metres (1811.1 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.