



Henley Crescent  
Solihull







## Property Description

Spacious semi-detached freehold house already extended and offers further scope to extend and develop (STPP).

Being in the desirable B91 postcode and located in the heart of Solihull this fantastic family home offers practicality and convenience to the modern family. Benefiting from nearby public transport including bus stop on the road. Easy access onto M42. Shops and other amenities located at the top of the road.

Comprising of: entrance porch; entrance hallway; downstairs WC; through lounge; kitchen diner; garage; family bathroom; separate WC; four double bedrooms.

Property benefits from gas central heating and double glazing throughout.

## Approach

Located near end of crescent with tarmac two car drive to front.

## Entrance Porch

Double glazed windows to front and size aspect and double glazed door to front aspect.

## Entrance Hallway

Double glazed door to front aspect, under stairs storage cupboard, additional storage cupboard, WC and central heating radiator.

## Through Lounge

32' 11" x 10' ( 10.03m x 3.05m )

Double glazed bay window to front aspect, double glazed tri folding doors to rear aspect, gas fireplace and central heating radiator.

## Kitchen Diner

16' x 15' 10" ( 4.88m x 4.83m )

Fitted kitchen with range of wall and base units with Corian work surfaces over, sink and drainer, fitted Stoves 1000mm oven with a six burner hob with an extractor over, free standing American Style fridge freezer, integrated dishwasher and two central heating radiators.

## Landing

Double glazed window to rear aspect and loft access.

## Bedroom One

13' 2" x 10' 11" ( 4.01m x 3.33m )

Double glazed window to front aspect, fitted wardrobes and central heating radiator.

## Bedroom Two

11' 4" x 9' 10" ( 3.45m x 3.00m )

Double glazed window to rear aspect and central heating radiator.

## Bedroom Three

15' 11" x 7' 2" ( 4.85m x 2.18m )

Double glazed window to front aspect and central heating radiator.

## Bedroom Four

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

Double glazed window to front aspect, built in wardrobes and central heating radiator.

## Family Bathroom

Double glazed window to rear aspect, bath with shower over, hand wash basin and fully tiled

## Separate W.C.

Double glazed window to side aspect and WC.

## Garage

Double opening doors to front, power, lights and plumbing for washing machine.

## Garden

Patio area leading to lawn, mature shrubs and planting areas, outside water tap and electric point.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 0121 705 7551**  
**E [solihull@burchelledwards.co.uk](mailto:solihull@burchelledwards.co.uk)**

29 High Street  
 SOLIHULL B91 3SN

**EPC Rating: D**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/SOL205118](http://burchelledwards.co.uk/Property/SOL205118)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

**Property Ref: SOL205118 - 0011**