



## Henley Crescent, Solihull

Guide Price £485,000





## PROPERTY OVERVIEW

This impressive four bedroom semi-detached family home offers spacious and versatile accommodation, thoughtfully extended and beautifully presented throughout by the current owners. Upon entering, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the property. The heart of the home is the stunning open plan kitchen, dining, and family room, which is flooded with natural light and provides an ideal space for both every-day living and entertaining. Off this central area is a practical utility room, perfect for laundry and additional storage, as well as a guest cloakroom for added convenience. A separate living room, featuring a charming bay window, offers a peaceful retreat for relaxation or family gatherings. Upstairs, there are four generously sized bedrooms, ensuring ample space for all members of the family. The large principal bedroom benefits from fitted storage and a stylish en-suite shower room, while the three remaining bedrooms are served by a well-appointed family bathroom. Additional features include a large private rear garden and driveway providing off-road parking for multiple vehicles, as well as a garage or storeroom (ideal for further storage or hobbies).



This home combines modern living with practical features, making it an ideal choice for families seeking comfort, space, and quality in a sought-after location. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

#### 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



- Well Presented Four Bedroom Semi-Detached Family Home
- Set On A Quiet Road Close To Local Amenities & Schools
- Thoughtfully Extended By The Existing Owners
- Abundance Of Natural Light Throughout
- Large Open Plan Kitchen / Dining / Family Room
- Four Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Early Viewing Essential



## PORCH

## ENTRANCE HALLWAY

## LIVING ROOM

10' 9" x 14' 5" (3.27m x 4.40m)

## KITCHEN & FAMILY AREA

17' 8" x 18' 0" (5.38m x 5.48m)

## DINING AREA

9' 7" x 12' 0" (2.93m x 3.65m)

## UTILITY

6' 6" x 14' 1" (1.97m x 4.28m)

## WC

## INTEGRAL GARAGE

6' 7" x 9' 11" (2.00m x 3.03m)

## FIRST FLOOR

## PRINCIPAL BEDROOM

10' 8" x 14' 7" (3.24m x 4.45m)

## ENSUITE

6' 9" x 6' 9" (2.05m x 2.05m)

## BEDROOM TWO

9' 7" x 11' 2" (2.91m x 3.41m)

## BEDROOM THREE

7' 1" x 12' 10" (2.17m x 3.91m)

## BEDROOM FOUR

7' 0" x 8' 5" (2.14m x 2.56m)

## BATHROOM

7' 10" x 8' 3" (2.38m x 2.52m)

## TOTAL SQUARE FOOTAGE

135.0 sq.m (1456 sq.ft) approx



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **LARGE PRIVATE REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, Integrated hob, Extractor, Microwave, Dishwasher, Underfloor heating, Garden shed, All Carpets, curtains, blinds and light fittings.

### **ADDITIONAL INFORMATION**

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

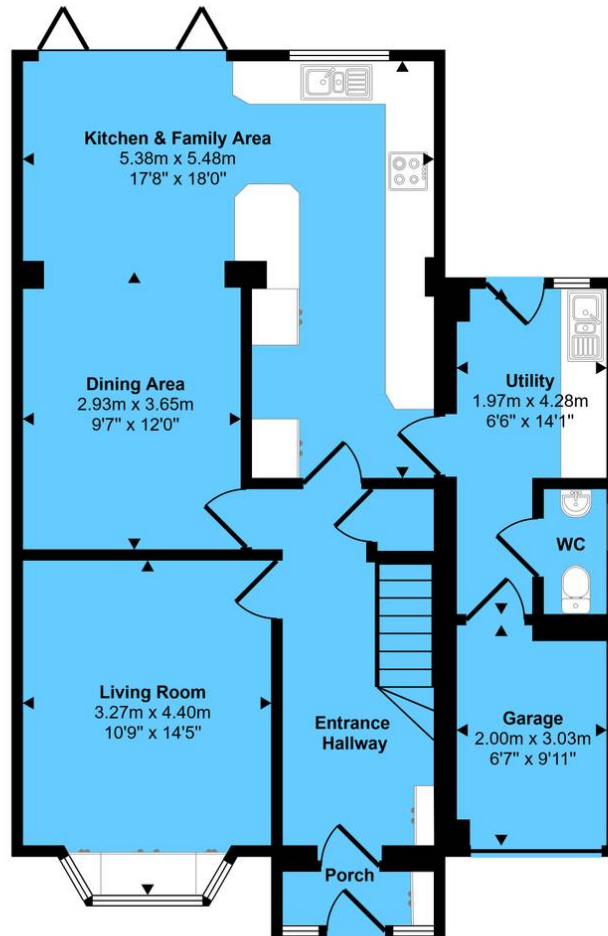
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

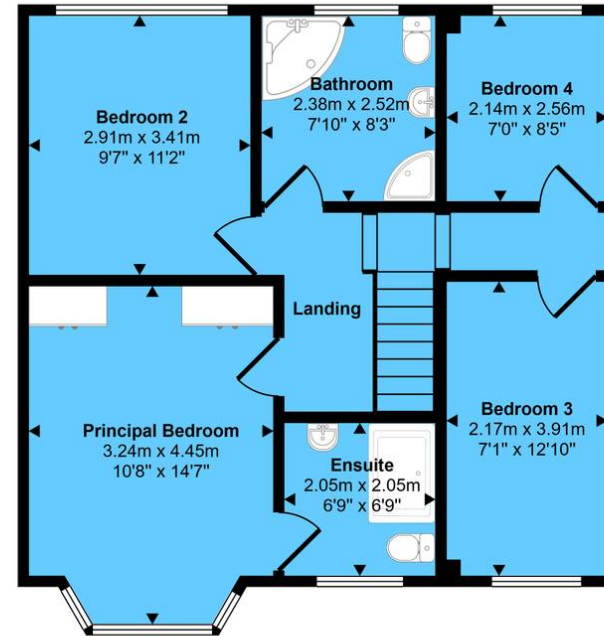
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



Approx Gross Internal Area  
135 sq m / 1456 sq ft



Ground Floor  
Approx 76 sq m / 822 sq ft



First Floor  
Approx 59 sq m / 634 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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