



# Henley Crescent, Solihull

## Asking Price £450,000

- SEMI DETACHED
- EXTENDED GROUND AND FIRST FLOOR
- GROUND FLOOR WC
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- OPEN PLAN LIVING/DINING ROOM
- FOUR BEDROOMS
- PRIVATE REAR GARDENS
- SINGLE GARAGE
- OFF ROAD PARKING FOR NUMEROUS VEHICLES



Henley Crescent joins Lode Lane along which regular bus services operate to the town centre of Solihull or in the opposite direction, via Hobs Moat Road, to the A45 Coventry Road at the Wheatsheaf.

There is easy access via nearby Solihull Bypass to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

There is a local convenience store at the junction of Henley Crescent and Lode Lane and a further crescent of shops in Hobs Moat Road together with a choice of restaurants and takeaway outlets. The town centre of Solihull has a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

A most convenient location therefore for this traditional style semi-detached house which has been significantly extended and improved by the current owner.

### **ENTRANCE PORCH**

Accessed via glazed upvc door leading to inner do into the accommodation.

### **ENTRANCE HALL**



A through hallway allowing access into the living/dining room, kitchen/breakfast room

### **OPEN PLAN LIVING DINING ROOM 34'11" x 10'11" max (10.654 x 3.351 max)**



A large extended open plan living dining room with bay window to front elevation and bi fold doors opening onto the garden at the rear elevation. Currently set up with living space at the front with gas fire place with stone effect surround. With ample space for large dining table and some occasional seating/furniture. Having wall mounted radiators and ceiling lights.

### **OPEN PLAN KITCHEN BREAKFAST ROOM 15'10" x 15'11" max (4.839 x 4.862 max)**



An open plan, extended kitchen breakfast room with French doors onto the rear garden and window to the rear elevation. Having a range of stylish shaker style wall mounted and base units with Corian worktop over. With integrated appliances including dishwasher, electric extractor, microwave, free standing stoves double oven and gas hob, space and plumbing for American style fridge freezer, under counter sink with mixer tap. With LED spotlighting wall mounted radiator and access into the garage and utility space.

### **GARAGE 16'8" x 7'4" (5.091 x 2.250)**

A single garage with barn style doors, power and lighting. Currently housing the washing machine and tumble dryer having plumbing and space for both.



**BEDROOM ONE**  
**10'11" x 15'11" (3.345 x 4.857)**



A large double room with bay window to the front elevation. With a bank of fitted wardrobes, ceiling light and wall mounted radiator.

**BEDROOM TWO**  
**10'11" x 11'11" (3.345 x 3.642)**



Another double room with window to rear elevation with wall mounted radiator and ceiling light.

**BEDROOM THREE**  
**15'10" x 7'2" (4.843 x 2.199)**

An extended double room with window to the front elevation. With ceiling light and wall mounted radiator.

**BEDROOM FOUR**  
**9'9" x 6'10" (2.991 x 2.106)**

A smaller room with window to front elevation with ceiling light and wall mounted radiator.

**BATHROOM**  
**7'8" x 5'4" (2.349 x 1.631)**



A fitted bathroom having bath with screen and electric shower over, wash basin with vanity storage and toilet. With window to rear elevation, heated towel rail and ceiling light.

**WC**

A separate WC accessed off the landing.

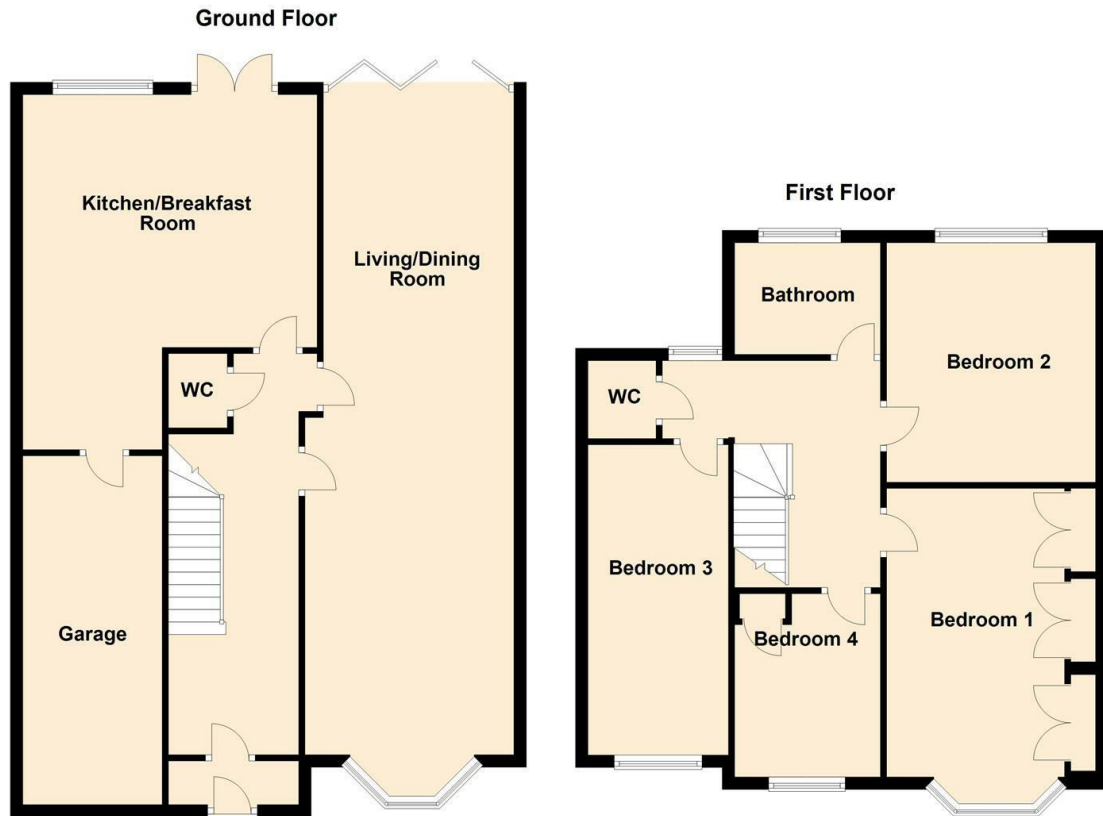
**OUTSIDE**



To the front of the property we have a large tarmac driveway allowing parking for numerous vehicles and a small fore garden laid to lawn. To the rear we have a good sized private garden with indian sand stone patio n

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



## LOCATION

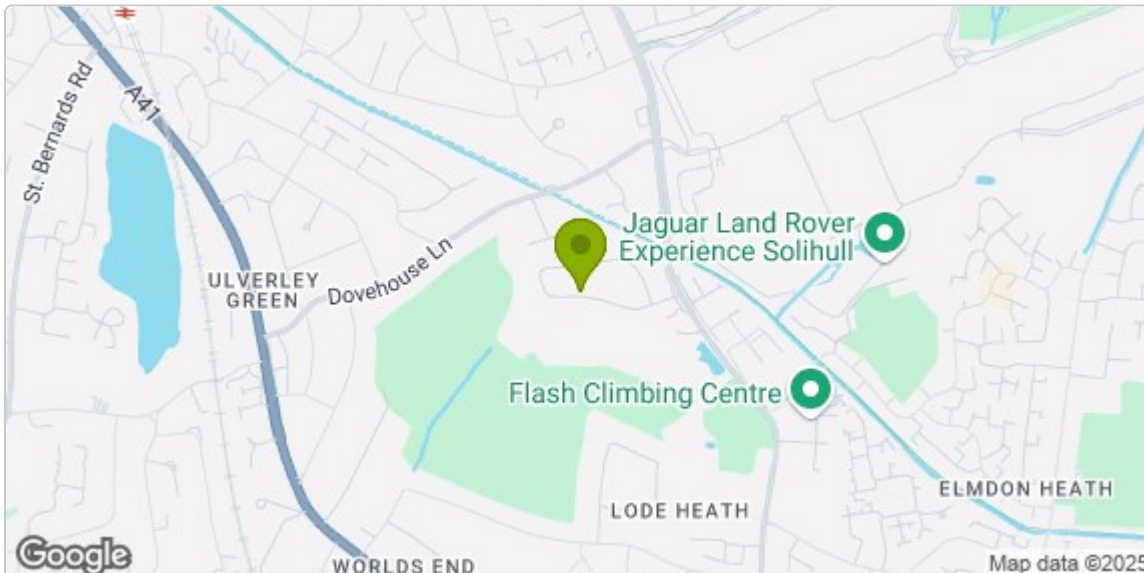
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the next set of traffic lights by Lode Heath School, turn left into Henley Crescent and follow the road where the property will be found on the right hand side.

**TENURE** We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

## VIEWING

By appointment only please with the Solihull office on

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



**Full Postal Address:**  
40 Henley Crescent Solihull  
Solihull B91 2JH

**Council Tax Band:**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	