



smarthomes

Henley Crescent

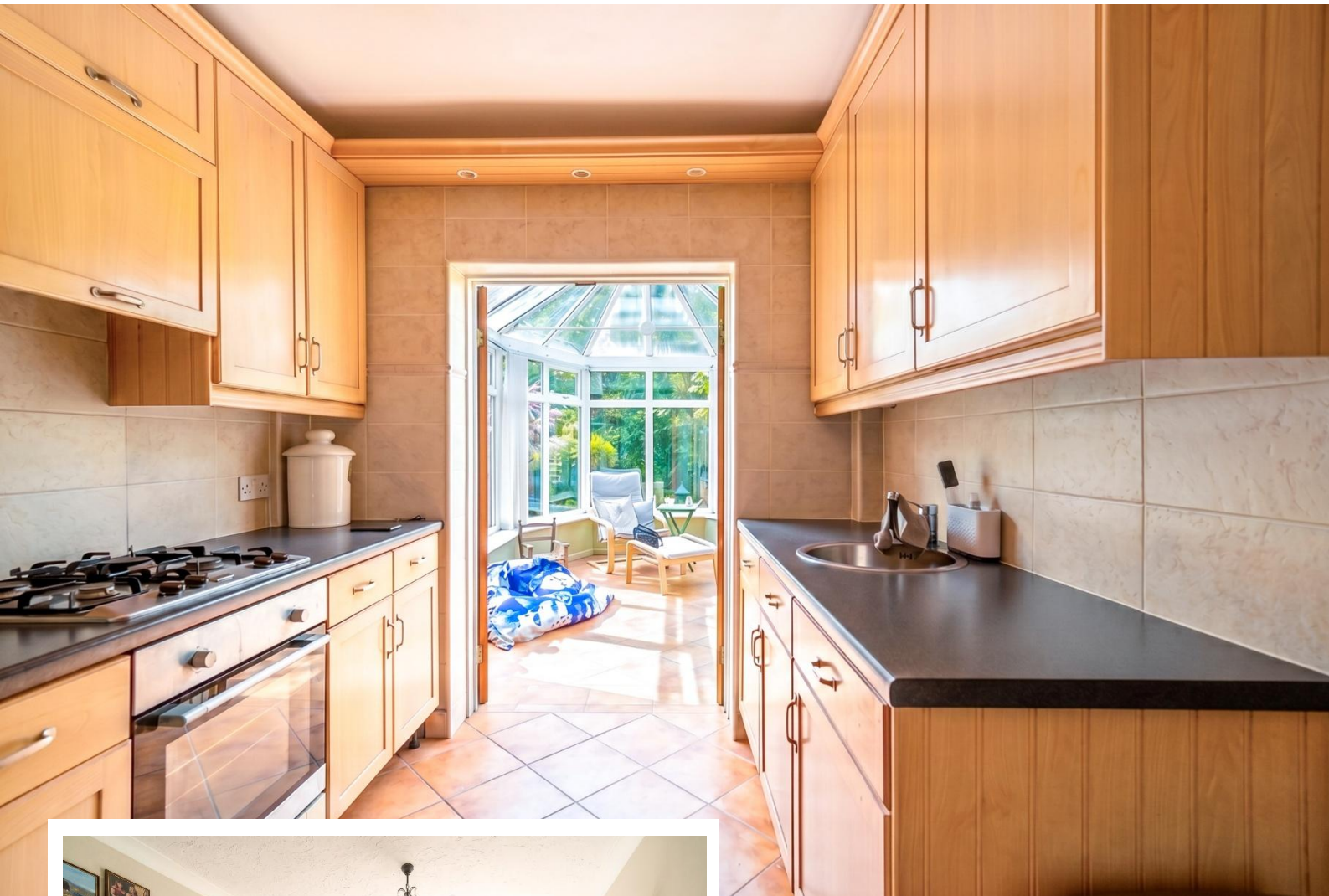
Solihull

- An Extremely Well Presented & Extended Semi Detached Home
- Three Good Sized Bedrooms
- Through Lounge Diner
- Kitchen & Utility Area
- Private South Facing Rear Garden
- Quiet Cul-de-Sac Location
- No Upward Chain

Offers Over £400,000

Current EPC Rating 70 (C)
Current Council Tax Band D

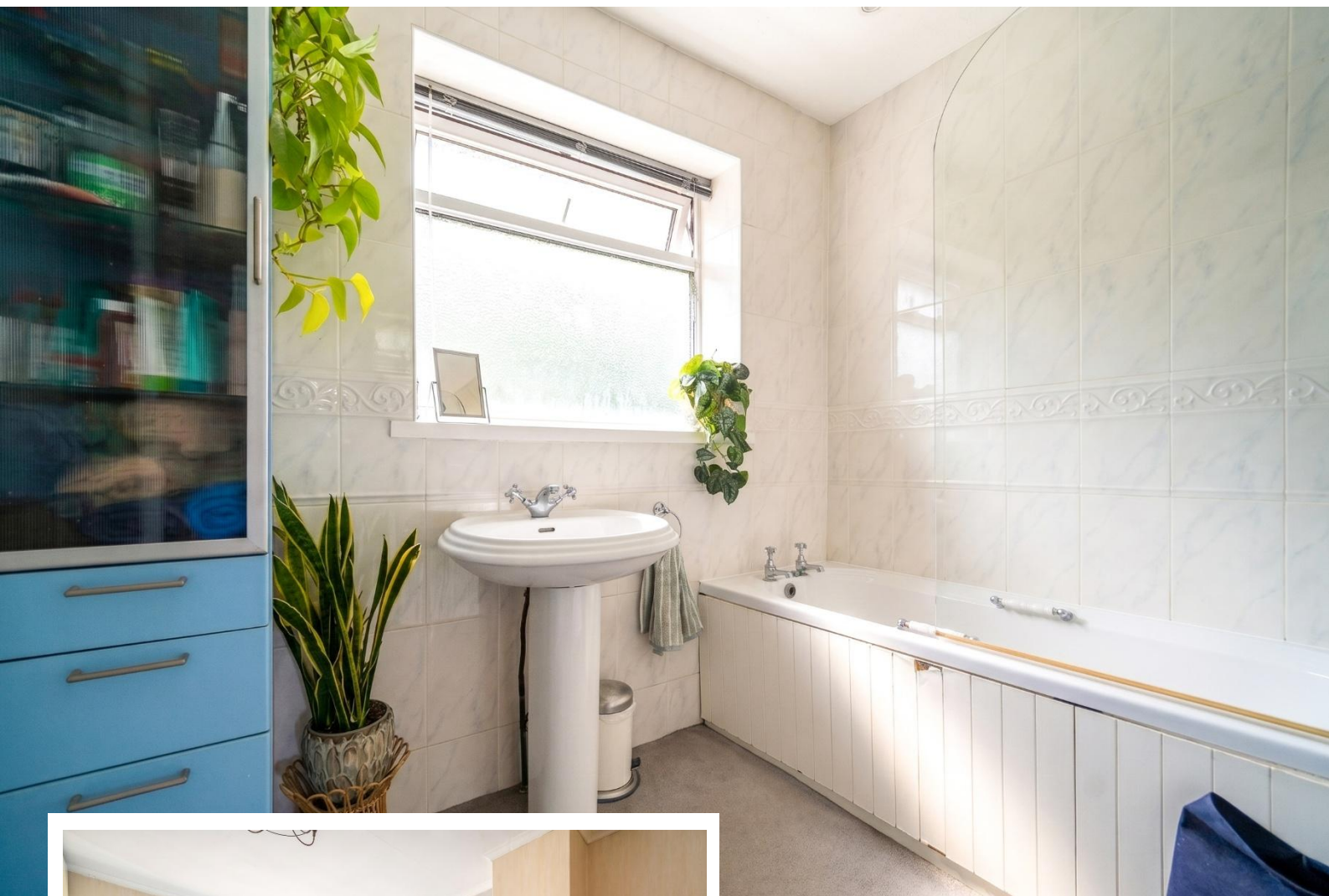




Property Description

An extremely well presented and extended semi-detached family home situated in a quiet cul-de-sac location and benefiting from no upward chain. The accommodation briefly affords three good sized bedrooms, through lounge diner, kitchen, conservatory, utility, guest WC, family bathroom and separate WC, private south facing rear garden, garage and ample off-road parking

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.



Rooms & Measurements

Entrance Hall

Through Lounge Diner - 8.5m (into bay) x 3.3m (27'10" x 10'9")

Fitted Kitchen - 3.4m x 2.4m (11'1" x 7'10")

Utility Room - 3.4m x 1.9m (11'1" x 6'2")

Guest WC

Conservatory to Rear - 5.4m x 4.1m (17'8" x 13'5")

Bedroom One to Rear - 3.5m x 3m (11'5" x 9'10")

Bedroom Two to Front - 4.7m (into bay) x 3.3m (15'5" x 10'9")

Bedroom Three to Front - 2.9m x 2.1m (9'6" x 6'10")

Bathroom to Rear - 2.4m x 1.7m (7'10" x 5'6")

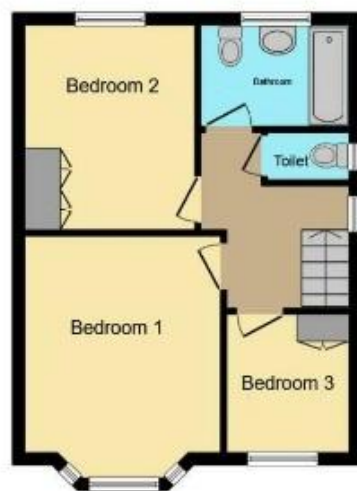
Garage - 4.4m x 2.3m (14'5" x 7'6")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by vendor

Current council tax band – D



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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.