



DM&Co.
— SALES & LETTINGS —

50 Henley Crescent Solihull, B91 2JH

**** UNEXPECTEDLY BACK TO MARKET ****

A fantastic opportunity to acquire a substantial family home which must be viewed to appreciate the accommodation on offer. The property is ideally located for excellent local schools, Jaguar Land Rover, Solihull town centre and train station, Birmingham International Airport and the Midlands motorway networks.

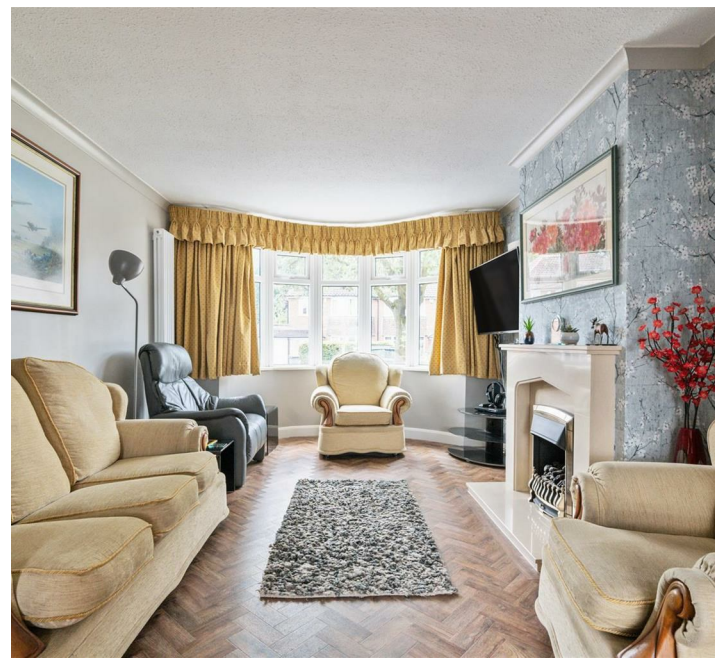


DETAILS

50 Henley Crescent is a perfect home for a family looking to upsize as it offers extended, versatile living.

Set back from the road, the property is entered via the porch into the entrance hallway. The dual aspect lounge/dining room has parquet effect flooring with an archway separating the two rooms. The lounge area has a feature curved bay window overlooking the front elevation along with a fireplace with gas effect fire. The dining area has ample space for a table and chairs plus French doors opening into the conservatory. The extended kitchen has an abundance of wall, base and drawer units with space for a range style cooker, dishwasher, washing machine and fridge/freezer. Leading off the kitchen is the guest cloakroom and door to the garden.

To the first floor the principal bedroom mirrors the lounge below with a lovely curved bay window and ample space for double bedroom and furniture. There is a second double bedroom along with a third single which is currently being utilised as a study by the current vendors. To complete the accommodation is a spacious 4 piece family bathroom.



OUTSIDE

At the front of the property is a large driveway allowing the parking of several vehicles and a single garage. Whilst to the rear is a private garden with patio and lawn area. The garden also benefits from a summer house and a separate garden room which could be utilised as an office or gym.



GENERAL INFORMATION

Planning Permission & Building Regulations: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

Council Tax Band: D.

OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101, Option 2.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

FEATURES

- Extended Property
- Convenient Location
- Tastefully Presented
- Viewings Recommended
- Through Lounge/Dining Room
- Conservatory
- Extended Kitchen with Guest Cloakroom
- Three Bedrooms & Bathroom
- Driveway Parking & Single Garage
- Private Rear Garden

SIZE

Total - 1091.80 sq ft

TENURE

Freehold

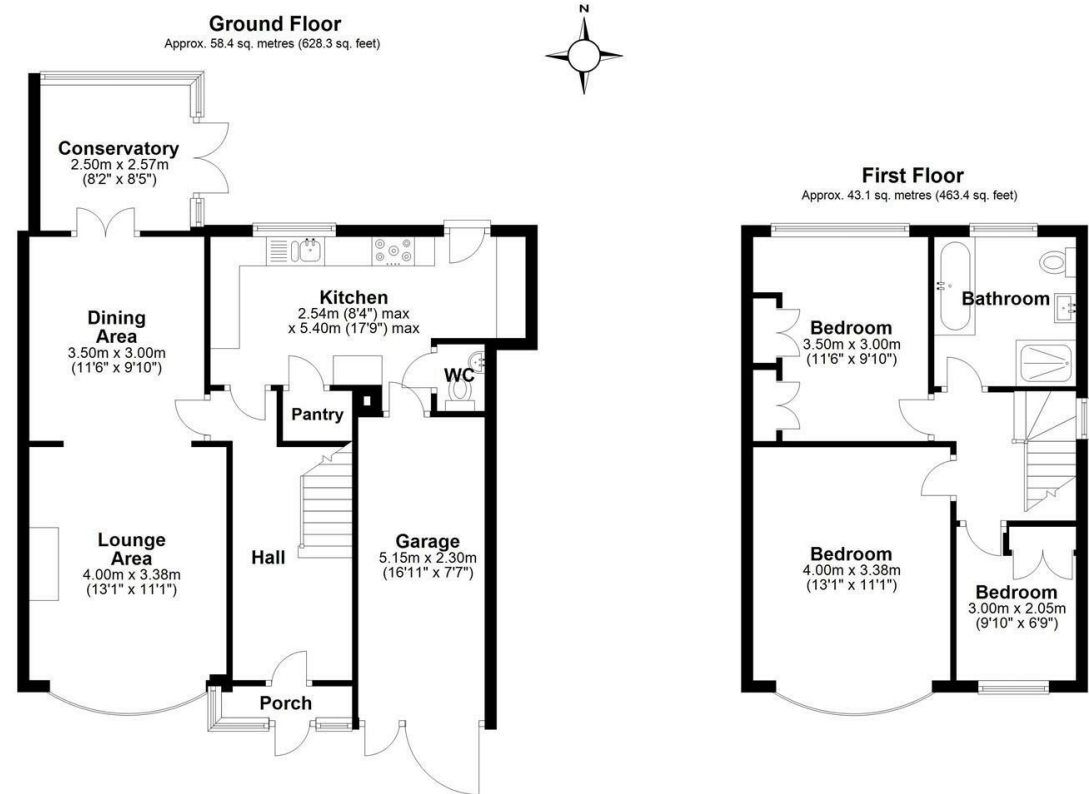
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

📞 0121 775 0101 Option 1.

@ sales@dmandcohomes.co.uk

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Total area: approx. 101.4 sq. metres (1091.8 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

