Bartleys
Estate Agents









17 Henshaw Court, Blythe Valley, Solihull B90 8DF

Price Guide £430,000

- Immaculate Semi-Detached Built by Bloor Homes
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Stunning Landscaped Gardens
- Detached Single Garage
- No Chain
- Energy Efficiency Rating - B

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

17 Henshaw Court, Blythe Valley, Shirley, Solihull B90 8DF

A beautifully presented Bloor's-built, three bedroom, semi-detached property in a quiet cul-de-sac sought after location. The accommodation briefly comprises; entrance hallway, lounge, fitted breakfast kitchen, utility area, cloakroom/WC, first floor landing, two bedrooms, luxury family bathroom, second floor, master bedroom with ensuite facilities, off road parking for three vehicles, detached garage and stunning landscaped rear garden. No Upward Chain.

APPROACH

The property is situated at the end of a tranquil cul-de-sac with a garage and driveway parking for several cars.

GROUND FLOOR

The ground floor opens into a welcoming entrance hall leading through a door to the lounge with stairs rising to the first floor landing. The lounge is a bright, spacious room with a large window and ample room for furnishings. An understairs cupboard maximises use of the space. Through from the lounge is a generous kitchen/diner with utility area, separated by an opening and leading into a convenient downstairs low level flush WC. The kitchen is a stylish and practical space with high-spec, integrated appliances comprising: a fridge freezer, double electric ovens, dishwasher, double sink with draining board, gas hob with extractor hood over. Double French doors lead to the rear garden connecting the indoor and outdoor spaces.



FIRST FLOOR

The first floor has two well-proportioned bedrooms and the family bathroom. Bedroom Two is a generous double room with room for a large bed and additional furniture, plus a window overlooking the garden. Bedroom Three is a comfortable single room, ideal as a child's room, nursery or home working space. The family bathroom is stylish and modern comprising pedestal hand wash basin, low level flush WC, panel bath with shower screen and thermostatic shower unit.



SECOND FLOOR

The second floor opens from the stairway into the Master Bedroom. There is a good-sized, built-in wardrobe, ample space for a large bed and freestanding furnishings. To one corner of the bedroom a door leads to the luxurious ensuite shower room, comprising a hand wash basin with storage drawers beneath, low level flush WC, double-size shower cubicle with thermostatic shower unit.

STUNNING REAR GARDEN

The rear garden is a truly impressive, landscaped space ideal for an alfresco lifestyle. The outdoor kitchen has an integrated Beef Eater gas barbeque and the sunken seating area with gas fire pit is perfect for enjoying summer nights with friends and family.



SINGLE GARAGE

19' 10" (6.05M) X 10' 3" (3.12M)

Up-and-over door, power and lighting.

ROOM DIMENSIONS

Entrance Hall

Lounge
10' 8" (3.25m) X 14' 6" (4.42m)

Kitchen/Diner
10' 5" (3.18m) X 12' 2" (3.7m)

Utility Area
3' 4" (1.02m) X 6' 5" (1.96m)

LOW LEVEL FLUSH WC
3' 4" (1.02m) X 5' 4" (1.63m)



Landing

Bedroom Two
14' 1" (4.3m) X 9' 4" (2.84m)

Bathroom
7' 3" (2.2m) X 6' 9" (2.06m) MAX

Bedroom Three
7' 3" (2.2m) X 10' 12" (3.35m)



Stairs

Bedroom One
10' 7" (3.23m) X 16' 8" (5.08m) MAX

Ensuite
7' 10" (2.4m) X 6' 8" (2.03m) MAX

TENURE

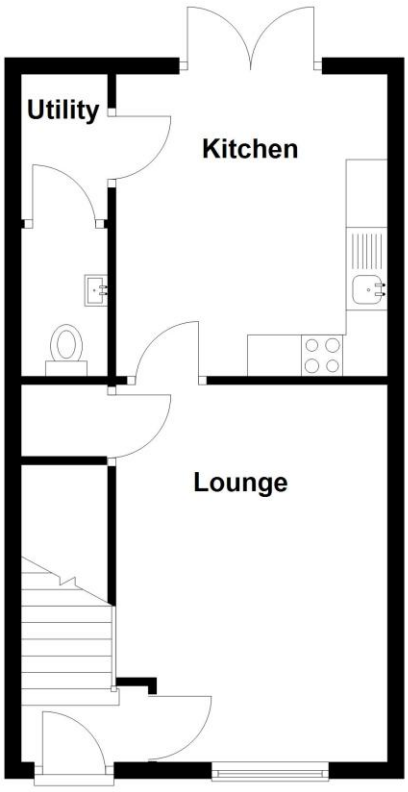
We have been advised that the property is Freehold This is subject to verification by your Solicitor.

ANNUAL SERVICE CHARGE

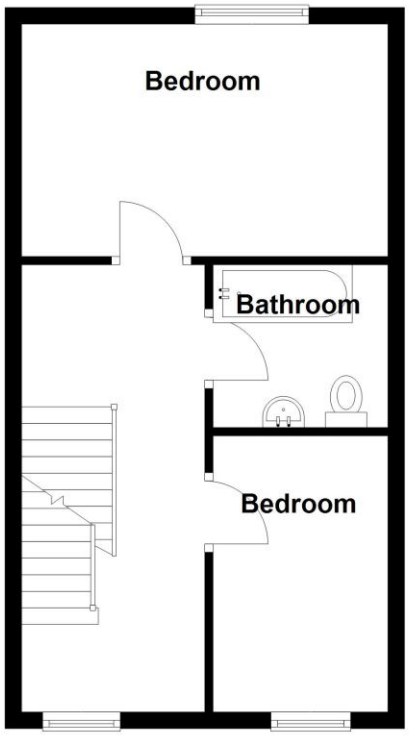
We have been advised that the Annual Service Charge is £350 for the maintenance of common areas outside property. This is subject to verification by your Solicitor.



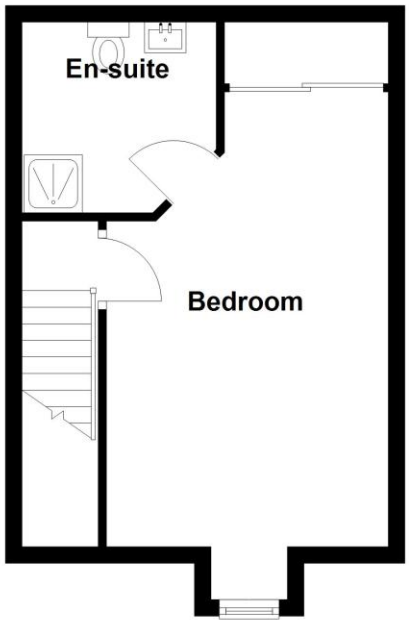
Ground Floor
Approx. 36.7 sq. metres (395.4 sq. feet)



First Floor
Approx. 36.7 sq. metres (395.4 sq. feet)



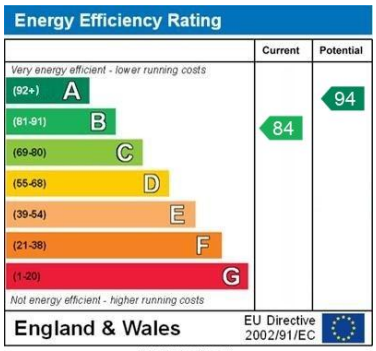
Second Floor
Approx. 28.6 sq. metres (307.8 sq. feet)



Total area: approx. 102.1 sq. metres (1098.6 sq. feet)

Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.