



GILMORTON CLOSE, HILLFIELD, SOLIHULL, B91 3FD  
ASKING PRICE OF £275,000





» Two Bedroom Mid Terraced

» Popular Hillfield Estate

» No Upward Chain

» Tudor Grange Academy Catchment

» Luxury Fitted Kitchen

» Conservatory

» Bathroom

» Allocated Parking

» South Facing Rear Garden

## PROPERTY OVERVIEW

Situated on the popular Hillfield estate, an ideal opportunity to purchase this two bedroom mid-town house which would be ideal for a first time purchaser or investor. The property is offered to the market with no upward chain and benefits from UPVC double glazing, electric heating and has the added attraction of a south facing rear garden. This property stands within the Tudor Grange Academy catchment and briefly comprises of: canopy porch, entrance hall, fitted kitchen, living room, conservatory, two bedrooms, bathroom, south facing rear garden and allocated parking.

## 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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

**COUNCIL TAX** Band C

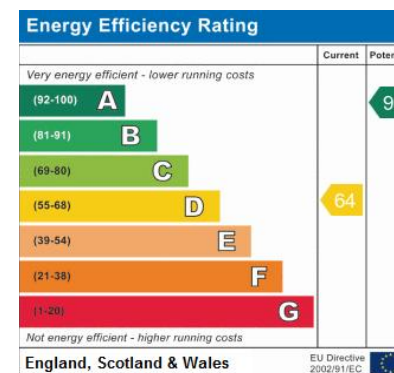
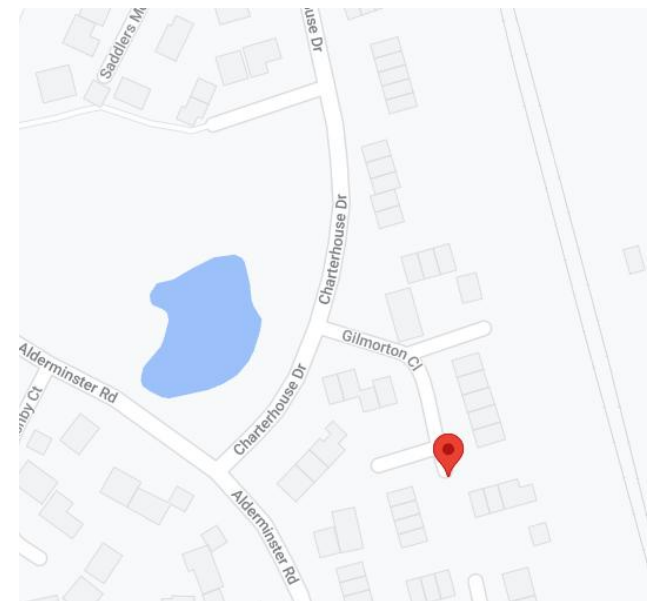
**TENURE** Freehold

**SERVICES** Mains electricity and sewers

**GARDEN** South facing

## ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer and all carpets and blinds



**CANOPY PORCH**

**ENTRANCE HALL**

7' 2" x 5' 9" (2.20m x 1.76m)

**KITCHEN**

8' 9" x 6' 9" (2.67m x 2.06m)

**LIVING ROOM**

15' 3" x 12' 9" (max) (4.66m x 3.89m)

**CONSERVATORY**

9' 9" x 9' 2" (2.98m x 2.80m)

**FIRST FLOOR**

**BEDROOM ONE**

11' 4" x 10' 5" (3.47m x 3.20m)

**BEDROOM TWO**

11' 1" x 7' 8" (3.40m x 2.36m)

**BATHROOM**

7' 8" x 5' 7" (2.34m x 1.71m)

**OUTSIDE THE PROPERTY**

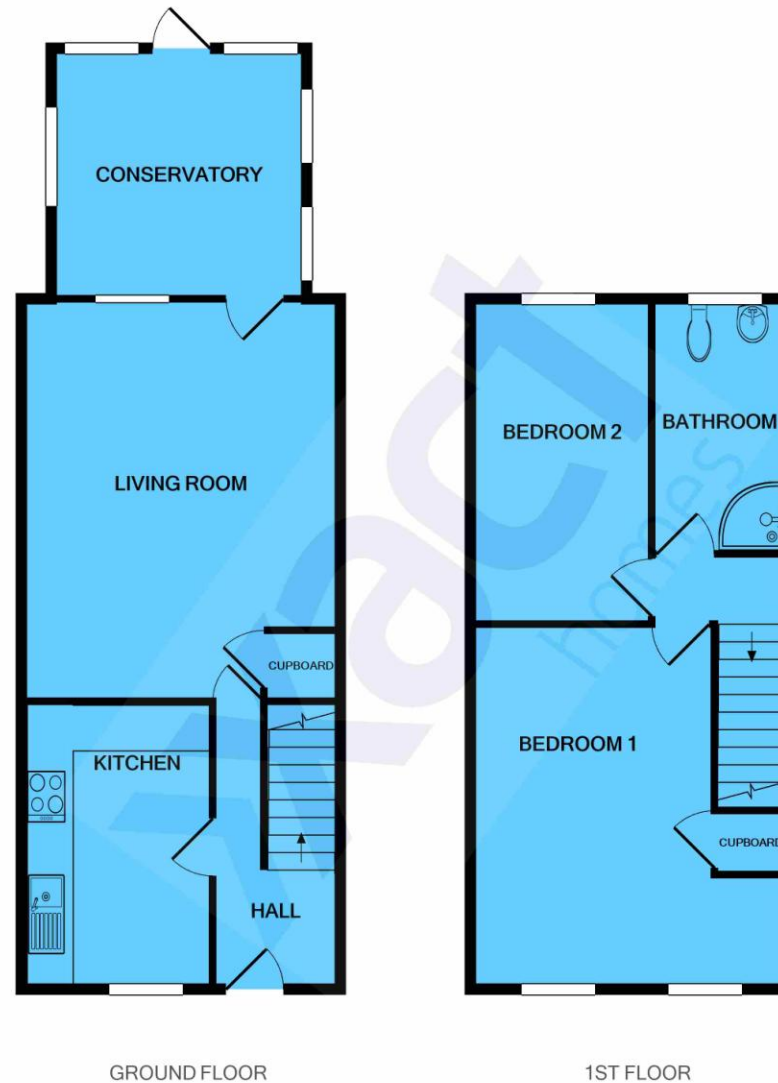
**TWO PARKING SPACES**

**SOUTH FACING REAR GARDEN**









GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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