



ASHBY COURT, SOLIHULL, B91 3YU  
ASKING PRICE OF £599,950





»X Quiet Cul De Sac Location

»X Four Bedroom Detached

»X Immaculately Maintained & Decorated

»X Tudor Grange Academy Catchment

»X Large Open Plan Kitchen/Dining/Family Room

»X Garden Room

»X Ensuite Shower Room

»X South Facing Garden

»X Early Viewing Essential

## PROPERTY OVERVIEW

Situated on the popular Hillfield estate in a quiet cul de sac location and within walking distance of Solihull town centre, an ideal opportunity to purchase this impressive four bedroom extended detached which must be viewed internally to be appreciated. This property has been immaculately maintained and decorated, benefits from gas central heating, double glazing and has the added attraction of a garden room leading out to a south facing garden. Ashby Court stands within the Tudor Grange Academy catchment and briefly comprises; enclosed porch, entrance hall, guest cloakroom, living room, large open plan kitchen/dining/family room, garden room, laundry/utility room, four good sized bedrooms, ensuite shower room, family bathroom, garage and south facing garden.

## 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

## TENURE

## SERVICES

## BROADBAND

## LOFT SPACE

## GARDEN

Band E

Freehold

Mains gas, electricity and water

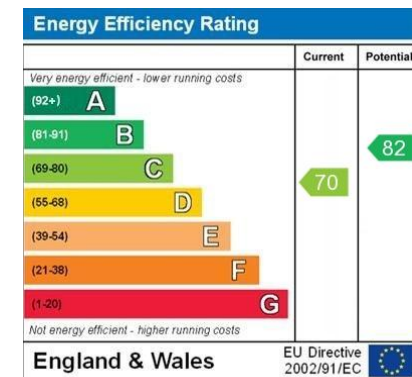
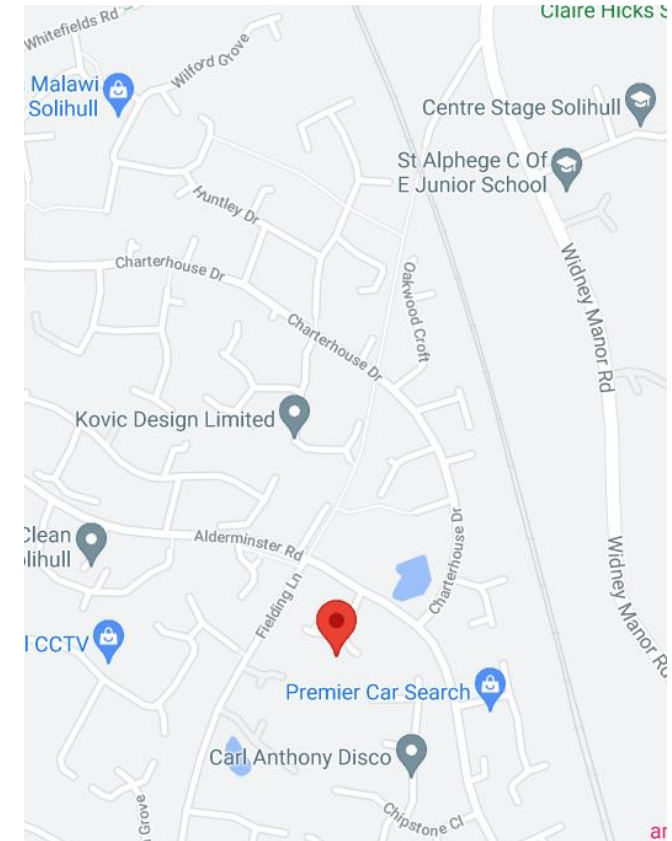
Virgin - Fibre Optic

Boarded with ladder and lighting

South facing

## ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge freezer, dishwasher, carpets, blinds, fitted wardrobes in bedroom one, some light fittings and underfloor heating in the bathroom.



**ENTRANCE HALL**

**GUEST CLOAKROOM**

5' 3" x 2' 3" (1.62m x 0.7m)

**LIVING ROOM**

14' 8" x 11' 0" (4.48m x 3.37m)

**KITCHEN / DINING / FAMILY ROOM**

19' 11" x 10' 1" (6.09m x 3.09m)

**GARDEN ROOM**

13' 1" x 10' 4" (3.99m x 3.15m)

**LAUNDRY/UTILITY ROOM**

10' 5" x 5' 4" (3.2m x 1.64m)

**FIRST FLOOR LANDING**

**BEDROOM ONE (REAR)**

14' 8" x 10' 8" (max) (4.49m x 3.27m)

**ENSUITE**

7' 4" x 6' 3" (2.25m x 1.92m)

**BEDROOM TWO (FRONT)**

13' 1" x 8' 0" (3.99m x 2.46m)

**BEDROOM THREE (FRONT)**

11' 0" x 10' 8" (3.37m x 3.27m)

**BEDROOM FOUR (FRONT)**

7' 5" x 8' 5" (2.27m x 2.58m)

**BATHROOM**

7' 9" x 7' 4" (2.38m x 2.25m)

**OUTSIDE THE PROPERTY**

**GARAGE**

18' 1" x 7' 9" (5.52m x 2.38m)

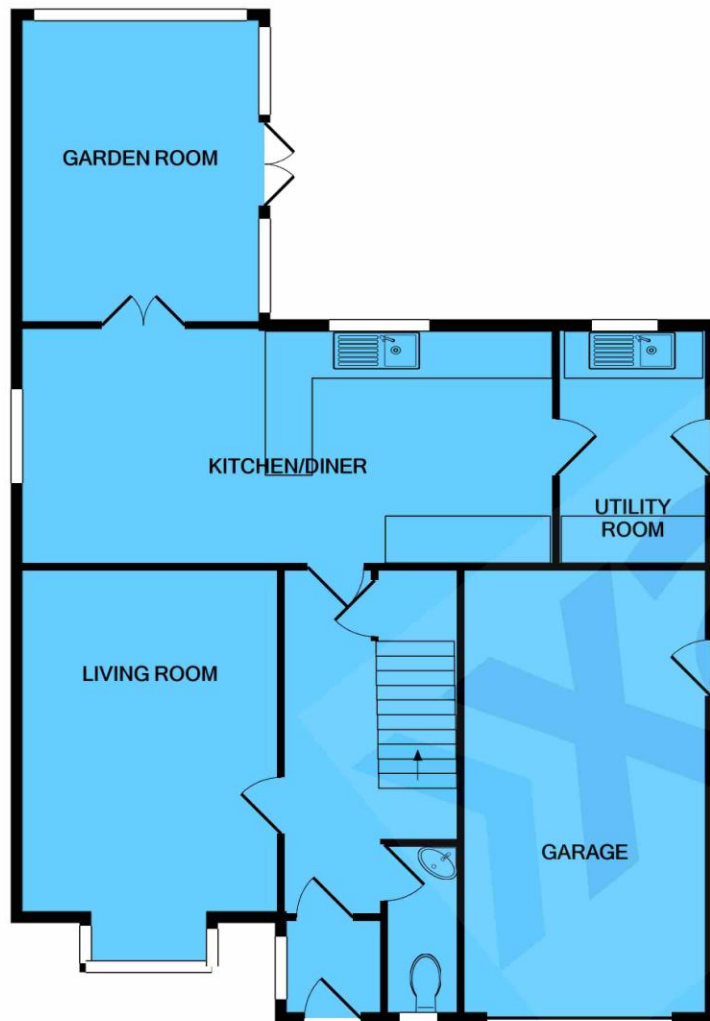
**SOUTH FACING GARDEN**











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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