



smarthomes



- A Beautifully Presented Detached Family Home
- Four Bedrooms
- Re-Fitted Breakfast Kitchen
- Two Reception Rooms

Bufferys Close, Hillfield, Solihull, B91 3UX

Offers Over £600,000

Smart Homes are delighted to offer this beautifully presented detached family home being offered with the benefit of no upward chain. The property has been greatly improved by the current owners and offers accommodation comprising an extended lounge, dining room, conservatory, re-fitted breakfast kitchen, utility, guest W.C., four bedrooms, master en-suite shower room, family bathroom, secluded rear garden, detached garage and driveway parking



Property Description

Hillfield is a very sought after location near to Solihull Town Centre and within Tudor Grange Academy senior school catchment. There are local shops in Monkspath off Shelley crescent, where there is a doctors, dentists and the popular Farm gastropub and restaurant. Solihull town centre offers an excellent choice of shopping facilities including Touchwood shopping centre, Waitrose and John Lewis department store.

The property is situated on a driveway of just two properties and is set back behind a tarmacadam driveway providing off road parking, fore garden with well stocked shrub borders, cold water tap and UPVC double glazed doors leading into



Porch

With ceiling spot lights and a composite door leading to

Welcoming Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to



Extended L Shaped Lounge

17' 7" max x 16' 3" max (5.36m max x 4.95m max) With two wall mounted radiators, wall and ceiling light points, polished stone fire surround, UPVC double glazed windows to front and rear elevations with fitted plantation shutters and UPVC double glazed patio doors leading to



Conservatory

9' 10" x 9' 10" (3m x 3m) Of UPVC double glazed construction with French doors leading to the rear garden and a Guardian warm roof

Dining Room to Front

13' 7" x 13' 4" (4.14m x 4.06m) With UPVC double glazed bay window to front elevation, double glazed windows to side with fitted plantation shutters, wall mounted radiator with decorative cover, coving to ceiling, three wall light points and a feature Adam style fire surround with a cast inset, tiled hearth and living flame gas fire



Re-Fitted Breakfast Kitchen to Rear

12' 10" x 9' 5" (3.91m x 2.87m) Being re-fitted with a range of high gloss wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating an inset 4 ring Neff hob with extractor hood over and bespoke glass splashback. Integrated Neff oven below. Tiling to floor, radiator, ceiling light point, a double glazed window to the rear aspect and access to

Utility

7' 6" x 4' 7" (2.29m x 1.4m) Fitted with a range of wall, drawer and base units with a work surface over, space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, UPVC double glazed door to side and ceiling light point

Guest W.C

Being fitted with a cream suite comprising a low flush WC and wall mounted wash hand basin. Obscure UPVC double glazed window to front, tiling to splash back areas and floor and ceiling light point

Landing

With a access to loft space, built in airing cupboard and door to

Bedroom One to Front

11' 8" x 11' 7" (3.56m x 3.53m) With a double glazed window to front elevation and further double glazed window to side elevation with fitted plantation shutters, radiator, ceiling light point, extensive fitted wardrobes and door to

En-Suite Shower Room

7' 4" x 4' 7" (2.24m x 1.4m) Being fitted with a white suite comprising of a fully tiled shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, ceiling light point and an obscure double glazed window to the side elevation

Bedroom Two to Rear

9' 7" x 9' 2" (2.92m x 2.79m) With double glazed window to rear elevation, double fitted wardrobe, radiator and ceiling light point

Bedroom Three to Rear

9' 10" x 8' 4" (3m x 2.54m) With double glazed window to rear elevation, eaves storage, radiator and ceiling light point

Bedroom Four to Front

11' 9" x 6' 7" (3.58m x 2.01m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

Rear Garden

Being mainly laid to lawn with paved patio area, mature shrub borders, cold water tap, security lighting, gated access to the front and side of the property, hedging and brick built walls to boundaries and courtesy door to

Detached Garage

16' 2" x 9' 3" (4.93m x 2.82m) With an up and over door for vehicular access and a double glazed window to side

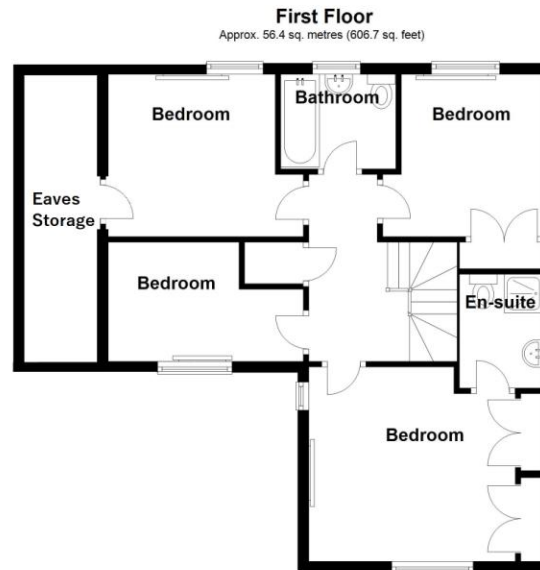
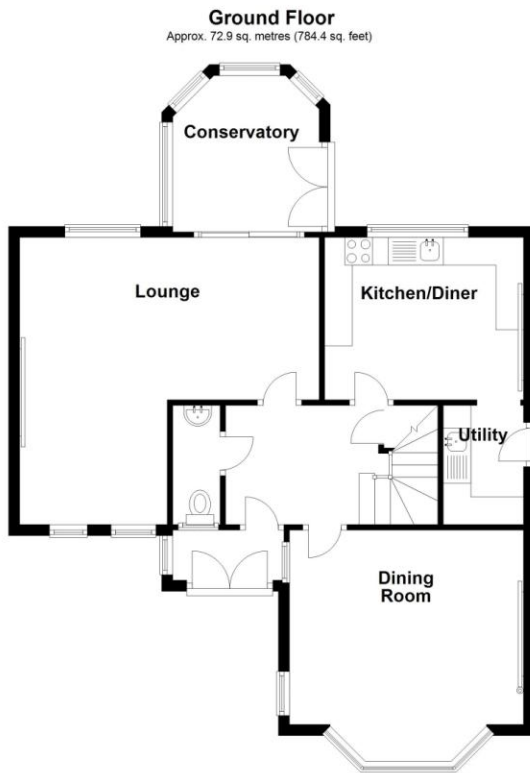
Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Total area: approx. 129.2 sq. metres (1391.1 sq. feet)



316 Stratford Road, Shirley,
Solihiull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.