



smarthomes

Hillfield Road

Solihull, West Midlands, B91 3JE

- A Well Presented & Extended Semi Detached Property
- Two Double Bedrooms
- Lounge Diner
- Extended Kitchen

OIRO £375,000

EPC Rating 61

Current Council Tax Band C





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a lawned fore garden and tarmac driveway providing off road parking extending to gated side access, exterior lighting and canopy porch with oak front door leading through to



Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation and door leading through to

Lounge Diner to Front

23' 11" x 11' 9" (7.3m x 3.6m) With double glazed bay window to front elevation, two radiators, log burning stove with slate hearth and oak plinth, two ceiling light points, wood flooring to dining area, door to useful under-stairs storage cupboard housing boiler and opening into



Extended Kitchen to Rear

17' 4" x 7' 10" (5.3m x 2.4m) Being fitted with a range of wall, drawer and base units with complementary wooden work surfaces, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, space for 7 ring range style cooker, integrated dishwasher and wine fridge, space for American style fridge freezer, under-cupboard lighting, radiator, ceiling light points, two double glazed windows to rear, part glazed door leading out to the rear garden and door leading into



Guest WC

With low flush WC, obscure double glazed window to side elevation, laminate flooring and ceiling light point

Accommodation on the First Floor

Landing

With ceiling light point, loft access, double glazed window to side and doors leading off to

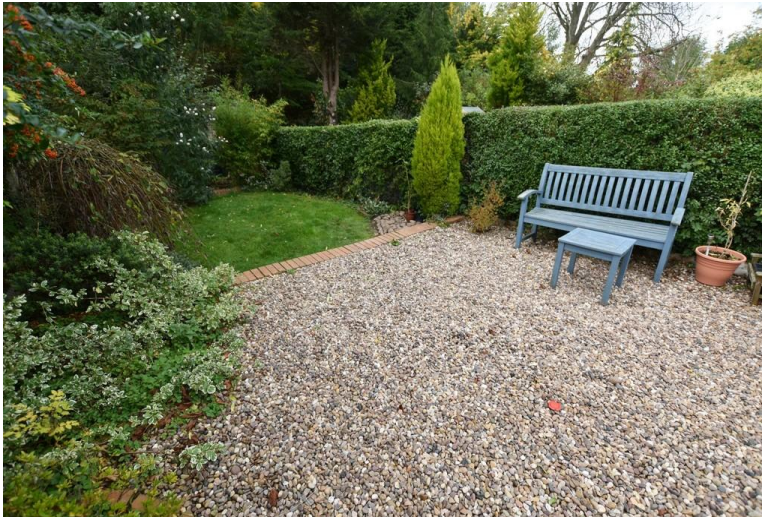
Bedroom One to Front

12' 9" x 15' 5" max (3.9m x 4.7m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

10' 5" x 8' 10" (3.2m x 2.7m) With double glazed window to rear elevation, radiator, exposed floorboards and ceiling light point





Family Bathroom to Rear

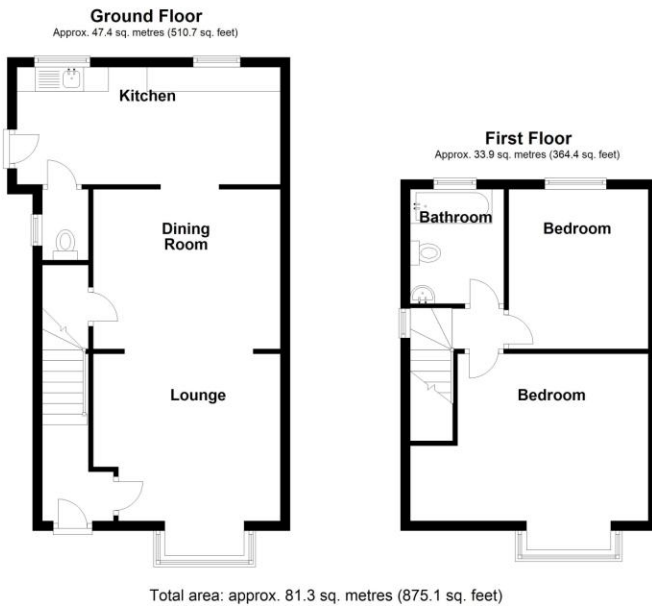
7' 6" x 6' 2" (2.3m x 1.9m) Being fitted with a three piece white suite comprising; panelled bath with Triton electric shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, ladder style radiator, exposed floorboards, ceiling light point and extractor

Rear Garden

Having a timber decked patio with steps leading down to a gravelled area and lawned area, cold water tap, fencing and hedging to boundaries, log storage, a variety of mature shrubs and bushes, timber potting shed and gated side access to driveway

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. Current council tax band – C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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.