



smarthomes

Billingham Close

Hillfield, Solihull, B91 3UQ

- A Well Maintained Detached Family Home
- Four Bedrooms & En-Suite Shower Room
- Extended Kitchen & New Carpets to Ground Floor
- Situated on a Wide Plot With Potential for Further Extension STPP

£550,000

EPC Rating - 68

Current Council Tax Band - E





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 set back from the road behind a tarmac driveway providing off road parking with a laid lawn area to side, hedgerow border, exterior lighting and a UPVC double glazed door leading into

Entrance Hallway

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



Lounge to Front

13' 6" x 13' 1" (4.11m x 3.99m) With UPVC double glazed bow window to front elevation, wall mounted radiator, two ceiling light points, brick fireplace with tiled hearth and electric fire and door to

Dining Room to Rear

10' 5" x 8' 9" (3.18m x 2.67m) With double glazed sliding patio doors leading to rear garden, newly fitted laminate flooring, wall mounted radiator, ceiling light point and door to



Extended Fitted Kitchen to Rear

15' 4" x 9' 7" (4.67m x 2.92m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with gas oven below. Dishwasher, space and plumbing for washing machine, tiling to splash back areas, two radiators, concealed wall mounted Vaillant gas central heating boiler, two ceiling light points, useful pantry, door to garage, UPVC double glazed door to side, and two double glazed windows to the rear aspect



Landing

With ceiling light point, airing cupboard, loft hatch and doors leading off to

Bedroom One to Front

18' 2" x 7' 3" (5.54m x 2.21m) With double glazed window to front elevation, radiator, ceiling light point and door to

En-Suite Shower Room to Rear

Being fitted with a modern white suite comprising of a corner shower enclosure with electric shower, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation



Bedroom Two to Front

11' 10" x 8' 10" (3.61m x 2.69m) With double glazed window to front elevation, radiator, laminate flooring, built in wardrobe and ceiling light point

Bedroom Three to Rear

9' 11" x 9' 6" (3.02m x 2.9m) With double glazed window to rear elevation, radiator, built in cupboard and ceiling light point



Bedroom Four to Front

8' 10" x 7' 1" (2.69m x 2.16m) With double glazed window to front elevation, radiator, over stairs storage cupboard and ceiling light point

Re-Fitted Family Bathroom to Rear

6' 3" x 6' 3" (1.91m x 1.91m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation



Wide Westerly Facing Rear Garden

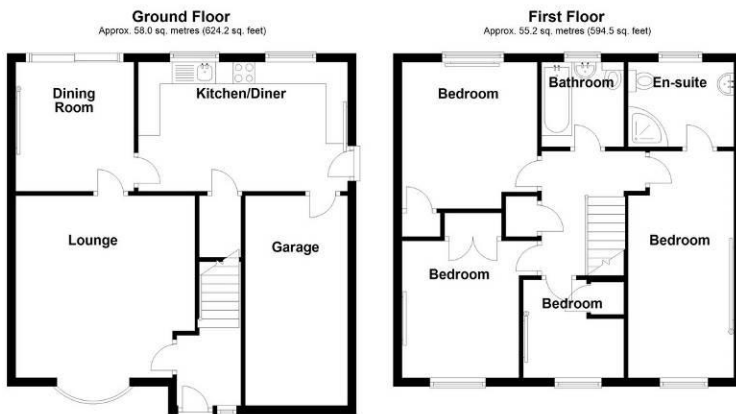
This wide Westerly facing rear garden offers potential for further extension subject to planning consent, and is mainly laid to lawn with paved patio area, planted shrubs and bushes, gated side access and panelled fencing to boundaries.

Integral Garage

15' 4" x 7' 6" (4.67m x 2.29m) With an up and over door for vehicular access, ceiling light point and courtesy door to kitchen

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 - E



Total area: approx. 113.2 sq. metres (1218.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(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.