



Alderton Close, Solihull

Guide Price £475,000



PROPERTY OVERVIEW

Situated on a popular Hillfield Estate and within the Tudor Grange Academy catchment, an ideal opportunity to purchase this three bedroom link detached. The property is offered to the market with NO UPWARD CHAIN and benefits from gas central heating, UPVC double glazing and has the added attraction of a South facing garden. The accommodation briefly comprises of: canopy porch, entrance hall, guest cloakroom, living room, kitchen/diner, three bedrooms, 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Freehold





- Popular Hillfield Estate
- Three Bedroom Link Detached
- NO UPWARD CHAIN
- Tudor Grange Academy Catchment
- Living Room
- Kitchen/Diner
- Three Bedrooms
- South Facing Garden
- Garage

CANOPY PORCH

ENTRANCE HALLWAY

4' 0" x 3' 3" (1.22m x 0.99m)

GUEST WC

LIVING ROOM

17' 1" x 12' 2" (5.2m x 3.71m)

KITCHEN/DINING ROOM

14' 11" x 8' 7" (4.56m x 2.61m)

FIRST FLOOR

BEDROOM ONE

11' 7" x 8' 4" (3.52m x 2.55m)

BEDROOM TWO

10' 3" x 8' 6" (3.13m x 2.58m)

BEDROOM THREE

8' 8" x 6' 6" (2.63m x 1.98m)

SHOWER ROOM

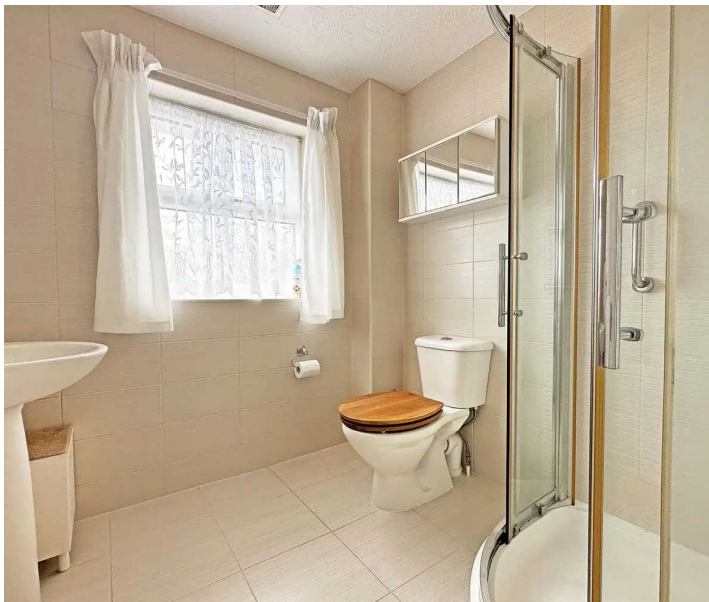
6' 6" x 6' 3" (1.99m x 1.91m)

OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

GARAGE

18' 2" x 8' 2" (5.53m x 2.48m)



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, tumble dryer, all carpets, all curtains, fitted wardrobes in bedroom one, freestanding wardrobes in bedroom two and all light fittings.

ADDITIONAL INFORMATION

Services: main gas, electricity and mains sewers.
Broadband: Vodafone. Loft Space: Part boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

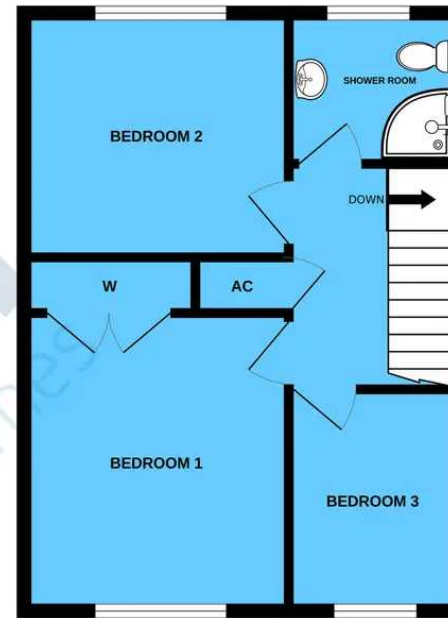
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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