



Perryford Drive, Solihull

Guide Price £670,000







## Perryford Drive

Solihull |

### PROPERTY OVERVIEW

Situated on the popular Hillfield Estate, an ideal opportunity to purchase this four bedroom Executive detached originally built by Bovis Homes. This property offers good family accommodation, benefits from UPVC double glazing, gas central heating and has the added attraction of a refitted breakfast kitchen. This property stands within the Tudor Grange Academy catchment, has easy access to Widney Manor Railway Station and briefly comprises of:- enclosed porch, entrance hall, attractive lounge, dining room, refitted breakfast kitchen, laundry/utility room, guest cloakroom, four bedrooms, EnSuite shower room, family bathroom, double garage and landscaped rear 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.





**ENCLOSED PORCH**

**ENTRANCE HALL**

15' 1" x 6' 3" (4.6m x 1.9m)

**LOUNGE**

15' 1" x 12' 10" (4.6m x 3.9m)

**DINING ROOM**

11' 6" x 9' 2" (3.5m x 2.8m)

**CONSERVATORY**

9' 2" x 8' 6" (2.8m x 2.6m)

**BREAKFAST KITCHEN**

16' 1" x 9' 2" (4.9m x 2.8m)

**GUEST CLOAKROOM**

8' 2" x 3' 6" (2.5m x 1.06m)

**LAUNDRY/UTILITY ROOM**

7' 6" x 7' 5" (2.29m x 2.27m)

**FIRST FLOOR**

**BEDROOM ONE**

12' 10" x 12' 10" (3.9m x 3.9m)

**ENSUITE**

7' 10" x 5' 6" (2.38m x 1.67m)

**BEDROOM TWO**

11' 2" x 9' 10" (3.4m x 3m)

**BEDROOM THREE**

8' 10" x 8' 10" (2.7m x 2.7m)

**BEDROOM FOUR**

11' 6" x 7' 10" (3.5m x 2.4m)

**BATHROOM**

8' 9" x 7' 1" (2.66m x 2.15m)

**OUTSIDE THE PROPERTY**







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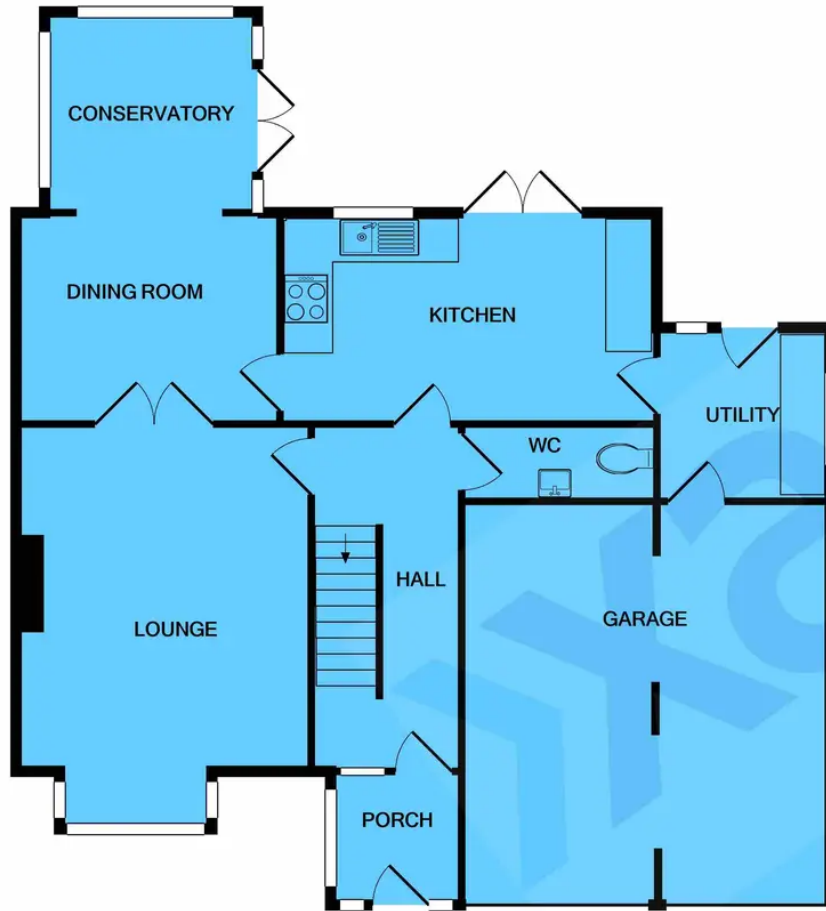
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## OUTSIDE THE PROPERTY

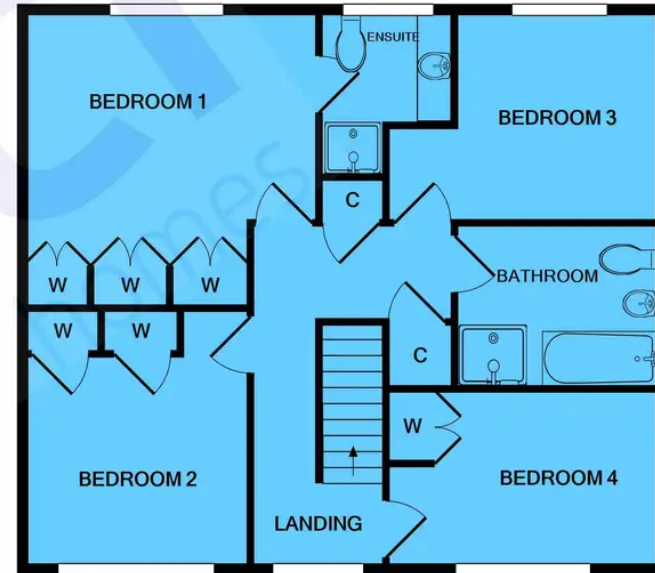








GROUND FLOOR  
APPROX. FLOOR  
AREA 1020 SQ.FT.  
(94.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 663 SQ.FT.  
(61.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1683 SQ.FT. (156.4 SQ.M.)

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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