



smarthomes



- A Beautifully Presented Double Fronted Detached Family Home
- Four Good Size Bedrooms
- Re-Fitted Breakfast Kitchen
- En-Suite Shower Room

## Walton Croft, Hillfield, Solihull, B91 3GW

A beautifully presented double fronted detached family home situated in a sought after location and offering accommodation comprising a spacious dual aspect lounge, separate dining room, re-fitted breakfast kitchen, utility room, guest W.C, four good size bedrooms, en-suite shower room, family bathroom, delightful rear garden, double garage and driveway parking

£650,000

EPC Rating - 64

Current Council Tax Band - F



## 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 lawned fore garden with planted shrub borders and a paved footpath leading to a canopy porch with a composite double glazed door leading into



## Entrance Hallway

With ceiling spot lights, stripped timber effect flooring, radiator, stairs leading to the first floor accommodation and door leading off to



### **Dual Aspect Lounge**

19' 3" x 10' 10" (5.87m x 3.3m) With two double glazed windows to front elevation with fitted shutters, double glazed windows overlooking rear garden, two wall mounted radiators, three wall light points and a feature fireplace with marble hearth and living flame gas fire



### **Dining Room to Front**

11' 2" x 8' 10" (3.4m x 2.69m) With two double glazed windows to front elevation, wall mounted radiator and ceiling light point

### **Re-Fitted Breakfast Kitchen to Rear**

11' 3" x 9' 6" (3.43m x 2.9m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level double oven and grill, breakfast bar, tiling to splash back areas, radiator, ceiling light point, double glazed window to the rear aspect and door to



### **Utility Room**

6' 2" x 6' 2" (1.88m x 1.88m) With a fitted base unit with a work surface over incorporating a sink and drainer unit. Larger unit, space and plumbing for washing machine, UPVC double glazed stable door to rear, tiling to splash back areas, central heating radiator, wall mounted gas central heating boiler and ceiling light point

### **Guest W.C**

Being fitted with a suite comprising a low flush W.C and wall mounted wash hand basin. Obscure double glazed window to front, tiling to splash back areas, stripped timber effect flooring, radiator and ceiling light point

### **Gallery Landing**

With ceiling light point, feature double glazed window to front, loft hatch, airing cupboard and doors leading off to

### **Bedroom One to Rear**

12' x 10' 8" (3.66m x 3.25m) With double glazed window to rear elevation, radiator, ceiling light point, two double fitted wardrobes and door to

### **En-Suite Shower Room to Rear**

Being fitted with a suite comprising of a tiled shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

### **Bedroom Two to Rear**

11' 6" x 8' 8" (3.51m x 2.64m) With double glazed window to rear elevation, double fitted wardrobe, radiator and ceiling light point

### **Bedroom Three to Front**

11' 4" x 6' 9" (3.45m x 2.06m) With double glazed window to front elevation, radiator and ceiling light point

### **Bedroom Four to Front**

11' 7" x 7' 2" (3.53m x 2.18m) With double glazed window to front elevation, radiator and ceiling light point

### **Family Bathroom to Rear**

Being fitted with a 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, ceiling light point and an obscure double glazed window to the rear elevation

### **Delightful Rear Garden**


Being mainly laid to lawn with paved patio areas, well stocked shrub borders, hardstanding for summer house, cold water tap, ornamental rockery, gated side access, walled boundaries and glazed courtesy door to

### **Detached Double Garage**

18' 2" x 16' 1" (5.54m x 4.9m) With two up and over door for vehicular access via a tarmacadam driveway, eaves storage and ceiling light point

## Tenure

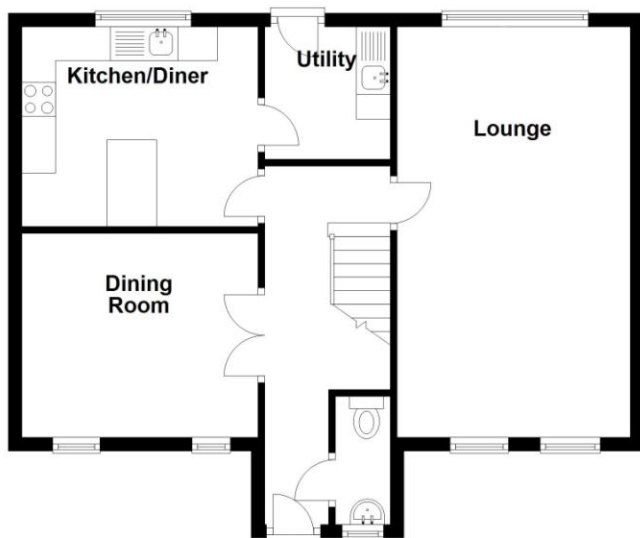
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



### Ground Floor

Approx. 56.9 sq. metres (612.6 sq. feet)



### First Floor

Approx. 56.9 sq. metres (612.6 sq. feet)



Total area: approx. 113.8 sq. metres (1225.2 sq. feet)



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