



smarthomes



- An Extended Detached Family Home
- Six Bedrooms
- Two Reception Rooms
- Open Plan Kitchen & Family Diner

Pinley Way, Hillfield, Solihull, B91 3YG

£750,000

A well presented & extended detached family home currently within Tudor Grange Academy catchment with six bedrooms, lounge, dining room, open plan kitchen & family diner, utility, Jack & Jill shower room, en-suite shower room, family bathroom, guest WC, double garage, West facing rear garden and off road parking. EPC Rating – 67. 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 in a quiet cul-de-sac location behind a lawned fore garden and block paved driveway providing off road parking extending to gated side access to rear garden, up and over double garage door and canopy porch with composite front door with obscure glazed inserts leading through to



Welcoming Entrance Hall

With wall lighting, radiator, coving to ceiling, Amtico flooring, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With obscure double glazed window to front, WC with enclosed cistern, corner sink, tiling to splashback areas, Amtico flooring, radiator and ceiling light point



Lounge to Front

18' 0" x 11' 9" (5.5m x 3.6m) With double glazed bay window to front elevation, radiator, wall lighting, coving to ceiling, stone fireplace with gas fire and door leading through to

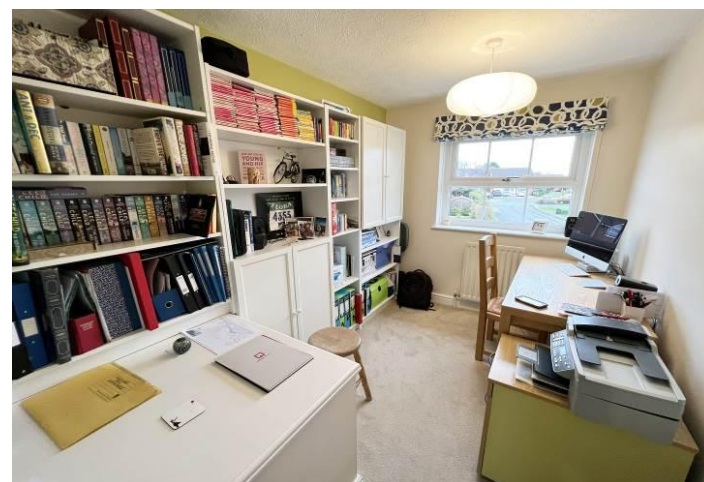


Extended Dining Room to Rear

19' 4" x 9' 10" (5.9m x 3.0m) With double glazed window to rear, double glazed French doors leading out to the rear garden, two radiators, two ceiling light points, coving to ceiling and feature vaulted ceiling

Kitchen to Rear

14' 9" x 9' 2" (4.5m x 2.8m) Being fitted with a range of wall, drawer and base units incorporating pan drawers with complementary Granite work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring Siemens induction hob with extractor canopy over, inset eye-level oven and grill, integrated dishwasher and fridge freezer, under-cupboard lighting, radiator, spot lights to ceiling, Amtico flooring, double glazed window to rear and archway leading through to



Open Plan Family Diner to Rear

13' 5" x 8' 6" (4.1m x 2.6m) With double glazed window to rear elevation, radiator, Amtico flooring, coving to ceiling, ceiling spot lights, door to utility and door to garage

Utility Room

13' 1" x 5' 6" (4.0m x 1.7m) With double glazed window to rear elevation, high gloss wall and base units, laminate work surface, Belfast sink, space and plumbing for washing machine and tumble dryer, tiling to splashback areas, ceiling light point, wall mounted Potterton boiler, radiator, Amtico flooring and hardwood door with obscure glazed inserts to side

Accommodation to the First Floor

Landing

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

Bedroom One to Front

12' 9" x 10' 5" (3.9m x 3.2m) With double glazed window to front elevation, radiator, ceiling light point, built-in wardrobes with sliding doors and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising shower enclosure with thermostatic shower, WC with enclosed cistern and vanity sink with useful storage cupboards, complementary tiling to water prone areas and floor, double glazed window to side, radiator, shaver socket, extractor and ceiling light point

Bedroom Two to Front

14' 9" max x 14' 5" (4.5m x 4.4m) With double glazed window to front elevation, radiator, ceiling light point, freestanding wardrobes, loft access with drop down ladder to games room with Velux window (Providing ideal opportunity for conversion subject to planning permission) and door leading into

Jack & Jill Shower Room to Side

7' 10" x 4' 7" (2.4m x 1.4m) Being fitted with a three piece white suite comprising corner shower enclosure with electric Mira shower, WC with enclosed cistern and vanity sink, obscure double glazed window to side, tiling to water prone areas, radiator, ceiling light point and door to

Bedroom Three to Rear

14' 5" x 13' 5" (4.4m x 4.1m) With two double glazed windows to rear elevation, freestanding wardrobes, two radiators and ceiling light point

Bedroom Four to Rear

12' 9" x 8' 2" (3.9m x 2.5m) With double glazed window to rear elevation, freestanding wardrobes, radiator and ceiling light point

Bedroom Five to Rear

9' 10" x 6' 10" (3.0m x 2.1m) With double glazed window to rear elevation, freestanding wardrobes, radiator and ceiling light point

Bedroom Six to Front

10' 2" x 6' 10" (3.1m x 2.1m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom

9' 6" x 5' 2" (2.9m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with shower attachment over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to water prone areas and floor, radiator, shaver socket and ceiling light point

West Facing Rear Garden

Being mainly laid to lawn with slate tiled patio, outside tap, fencing to boundaries, Summerhouse and a variety of mature shrubs and bushes and gated access to driveway

Double Garage

17' 4" x 14' 9" (5.3m x 4.5m) With roller shutter electric garage door to driveway, two ceiling light points and electric power points

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 vendor. Current council tax band – F



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 67 | |
| (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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