



smarthomes

Stoneythorpe Close

Hillfield, Solihull, B91 3XD

- A Two Bedroom Semi Detached Property In A Quiet Cul-De-Sac Location
- Currently Within Tudor Grange Academy Catchment
- South East Facing Rear Garden
- No Upward Chain

£299,950

EPC Rating 66

Current Council Tax Band C





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 and paved driveway providing off road parking extending to garage door and storm porch with external lighting and UPVC double glazed door leading through to



Entrance Hallway

With ceiling light point, stairs leading to the first floor accommodation and door leading through to

Lounge to Front

14' 1" x 9' 6" (4.3m x 2.9m) With double glazed window to front elevation, radiator, ceiling light point, useful under-stairs storage cupboard, breakfast bar seating area and opening through to



Kitchen to Rear

12' 9" x 5' 2" (3.9m x 1.6m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge, wall mounted boiler, ceiling light point, radiator, two double glazed windows to rear elevation and UPVC obscure double glazed door to side



Accommodation on the First Floor

Landing

With obscure double glazed window to side, ceiling light point, airing cupboard and doors leading off to

Bedroom One to Front

12' 9" x 9' 2" (3.9m x 2.8m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point



Bedroom Two to Rear

10' 9" x 6' 2" (3.3m x 1.9m) With double glazed window to rear elevation, radiator and ceiling light point



Family Bathroom to Rear

6' 2" x 6' 2" (1.9m x 1.9m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and vanity sink with storage below, obscure double glazed window to rear, tiling to water prone areas, radiator and ceiling light point

South East Facing Rear Garden

Being mainly laid to lawn with paved patio, outside tap, electric power point, timber shed, a variety of mature shrubs, trees and bushes and fencing to boundaries

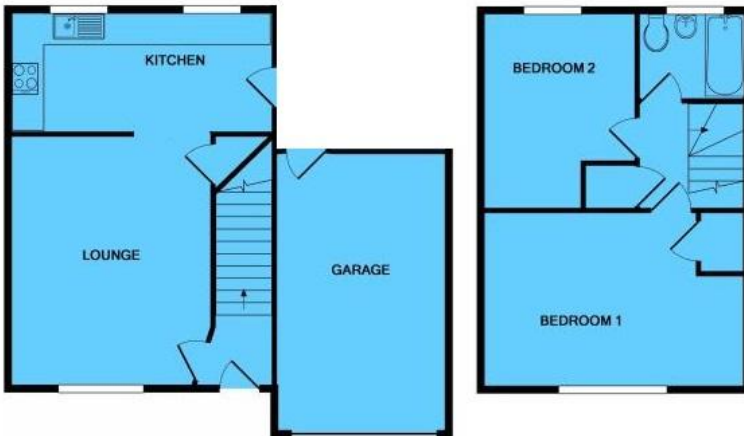


Garage

16' 0" x 7' 6" (4.9m x 2.3m) With metal up and over garage door to driveway, radiator, ceiling light point and storage to eaves

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 - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(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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