



Billingham Close, Solihull

Guide Price £550,000



Billingham Close

Solihull | B91

PROPERTY OVERVIEW

Situated in the popular Hillfield Estate, an ideal opportunity to purchase this four bedroom detached which must be viewed internally to be appreciated. Billingham Close stands within the Tudor Grange Academy catchment and is in close proximity to Bannatyne Gymnasium, Widney Manor Railway Station and Solihull Golf Course. The accommodation benefits from gas central heating, double glazing and briefly comprises of: an entrance hall, lounge, dining room, extended kitchen, four bedrooms, ensuite shower room, family bathroom, garage and west facing garden.

Council Tax band: E

Tenure: Freehold

- Four Bedroom Detached
- Tudor Grange School Catchment
- Sought After Location
- Extended Kitchen
- Ensuite Shower Room
- Quiet Cul-de-sac
- Wide Plot With Opportunity To Extend At The Side





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.

ITEMS INCLUDED IN SALE

Gas cooker with double oven, enamel interior and variable grill with four burners, extractor, dishwasher, all carpets, all curtains, fitted wardrobes in two bedrooms, all light fittings and a garden shed.

ADDITIONAL INFORMATION

Services - mains gas and electricity. Broadband - Virgin. Loft space - with lighting. Newly fitted gas boiler (within 2 years)

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.





ENTRANCE HALL

LOUNGE

13' 6" x 13' 1" (4.11m x 3.99m)

DINING ROOM

10' 5" x 8' 9" (3.18m x 2.67m)

KITCHEN

15' 4" x 9' 7" (4.67m x 2.92m)

FIRST FLOOR

BEDROOM ONE

18' 2" x 7' 3" (5.54m x 2.21m)

ENSUITE SHOWER ROOM

7' 3" x 5' 6" (2.20m x 1.67m)

BEDROOM TWO

11' 10" x 8' 10" (3.61m x 2.69m)

BEDROOM THREE

9' 11" x 9' 6" (3.02m x 2.90m)

BEDROOM FOUR

8' 10" x 7' 1" (2.69m x 2.16m)

BATHROOM

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

TOTAL SQUARE FOOTAGE

Total floor area: 106.1 sq.m. = 1142 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE

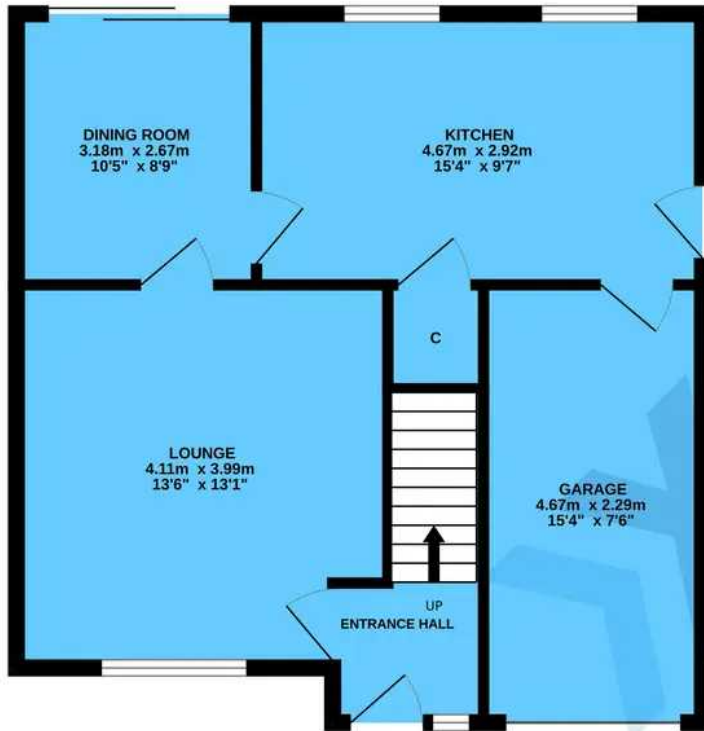
15' 4" x 7' 6" (4.67m x 2.29m)

WEST FACING GARDEN

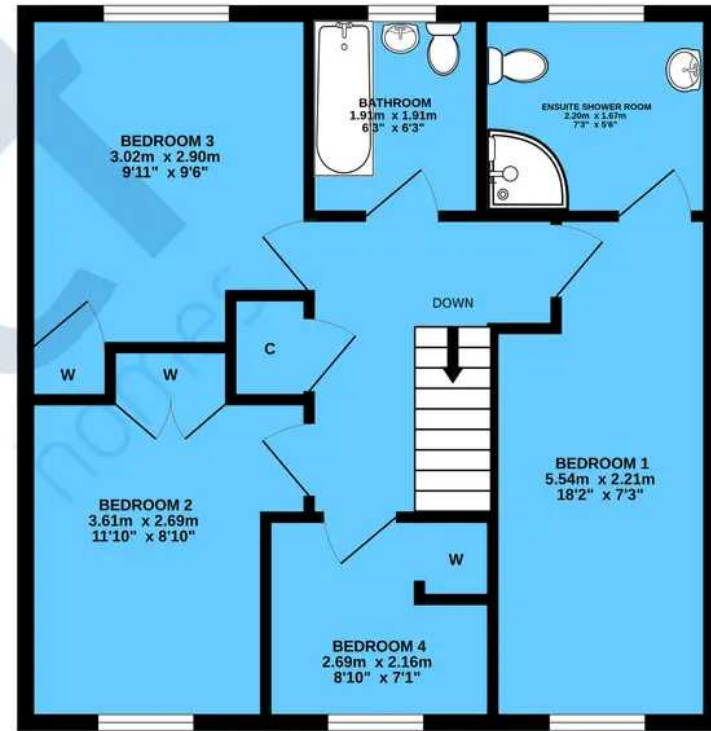




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 106.1 sq.m. (1142 sq.ft.) approx.

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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