



smarthomes

## Shelsley Way

Hillfield, Solihull, B91 3UZ

- A Well Presented Detached Family Home
- Three Bedrooms
- South West Facing Rear Garden
- Currently Within Tudor Grange Academy Catchment

**£465,000**

EPC Rating - 71

Current Council Tax Band - D





## 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 block paved driveway providing off road parking extending to gated side access to rear garden, up and over garage door, exterior lighting and UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows and glazed door leading through to



### **Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation, wood effect flooring and door leading through to

### **Through Lounge Diner**

14' 6" max x 24' 0" max (4.42m x 7.32m) With double glazed windows to front and rear elevations, double glazed French doors leading out to the South West facing rear garden, ceiling light point, wall lighting, coving to ceiling, two radiators, door to under-stairs storage cupboard and door leading through to



### **Kitchen to Rear**

8' 11" x 7' 8" (2.72m x 2.34m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset electric oven, integrated dishwasher, ceiling light point, wood effect flooring, double glazed window to rear and doorway leading through to

### **Lobby/Utility Area**

8' 0" x 6' 7" (2.44m x 2.01m) With space and plumbing for washing machine, space for fridge freezer, fitted wall units, laminate work surface, ceiling light point, wood effect flooring, radiator, UPVC obscure double glazed door to side and door to



### **Guest WC**

With ceiling light point, wood effect flooring, WC with enclosed cistern and wall mounted wash hand basin

### **Accommodation on the First Floor**

### **Landing**

With wall lighting, loft access with drop down ladder, airing cupboard, double glazed window to side, coving to ceiling and doors leading off to

### **Bedroom One to Front**

14' 2" into wardrobe x 8' 3" (4.32m x 2.51m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes





### Bedroom Two to Rear

8' 3" x 9' 10" (2.51m x 3m) With double glazed window to rear elevation, radiator and ceiling light point

### Bedroom Three to Front

6' 0" x 9' 10" max (1.83m x 3m) With double glazed window to front elevation, radiator, ceiling light point and over-stairs cupboard

### Family Shower Room to Rear

5' 6" x 5' 11" (1.68m x 1.8m) Being fitted with a three piece white suite comprising of; corner shower enclosure with electric shower, WC with enclosed cistern and vanity wash hand basin with complementary tiling to walls, obscure double glazed window to rear, ladder style radiator, shaver socket, extractor and ceiling light point



### South West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, gated side access to driveway and shrub borders with mature shrubs and bushes

### Garage

With up and over garage door to driveway

### 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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.