



Pinley Way, Solihull

Guide Price £599,950





PROPERTY OVERVIEW

Situated on the popular Hillfield Estate, a fantastic opportunity to purchase this impressive four bedroom detached which must be viewed internally to be appreciated. The property is being well maintained and benefits from gas central heating, double glazing and has the added attraction of sun room to the rear overlooking the landscaped rear garden. Pinley Way is within the Tudor Grange Academy catchment and the accommodation briefly comprises of: enclosed porch, entrance hall, guest cloakroom, living room, dining room, sun room, fitted kitchen, utility room, four bedrooms, ensuite shower room, family bathroom, garage/storage area and landscaped rear garden.





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.

Council Tax band: E

Tenure: Freehold



- Four Bedroom Detached
- Immaculately Maintained And Decorated
- Tudor Grange Academy Catchment
- Living Room
- Dining Room
- Sun Roof
- Fitted Breakfast/Kitchen
- Ensuite Shower Room
- Landscaped Rear Garden



ENCLOSED PORCH

ENTRANCE HALL

14' 6" x 5' 7" (4.43m x 1.69m)

GUEST CLOAKROOM

7' 9" x 2' 7" (2.36m x 0.79m)

LIVING ROOM

17' 0" x 11' 8" (5.17m x 3.56m)

DINING ROOM

11' 6" x 8' 11" (3.50m x 2.71m)

BREAKFAST/KITCHEN

13' 8" x 8' 1" (4.16m x 2.46m)

UTILITY

8' 8" x 8' 3" (2.63m x 2.51m)

SUN ROOM

9' 10" x 9' 10" (3.00m x 3.00m)





FIRST FLOOR

BEDROOM ONE

11' 11" x 11' 6" (3.62m x 3.50m)

ENSUITE SHOWER ROOM

6' 0" x 4' 11" (1.83m x 1.51m)

BEDROOM TWO

11' 6" x 10' 6" (3.50m x 3.21m)

BEDROOM THREE

8' 9" x 8' 6" (2.66m x 2.58m)

BEDROOM FOUR

9' 4" x 6' 11" (2.84m x 2.11m)

BATHROOM

7' 5" x 5' 6" (2.27m x 1.67m)

OUTSIDE THE PROPERTY

SOUTH EAST FACING GARDEN

GARDEN/STORAGE ROOM

8' 3" x 8' 2" (2.51m x 2.49m)

TOTAL SQUARE FOOTAGE

112.0 sq.m (1205 sq.ft) approx.



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two, three and four and some light fittings.

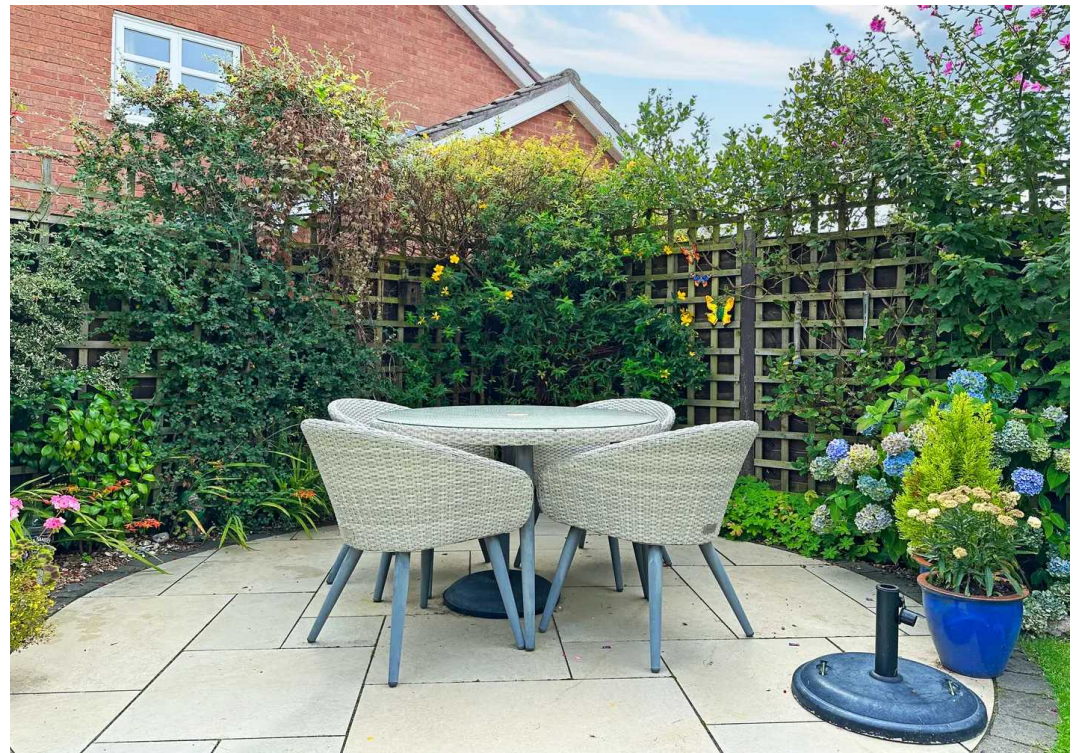
ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: BT. Loft Space: boarded with ladder and lighting.

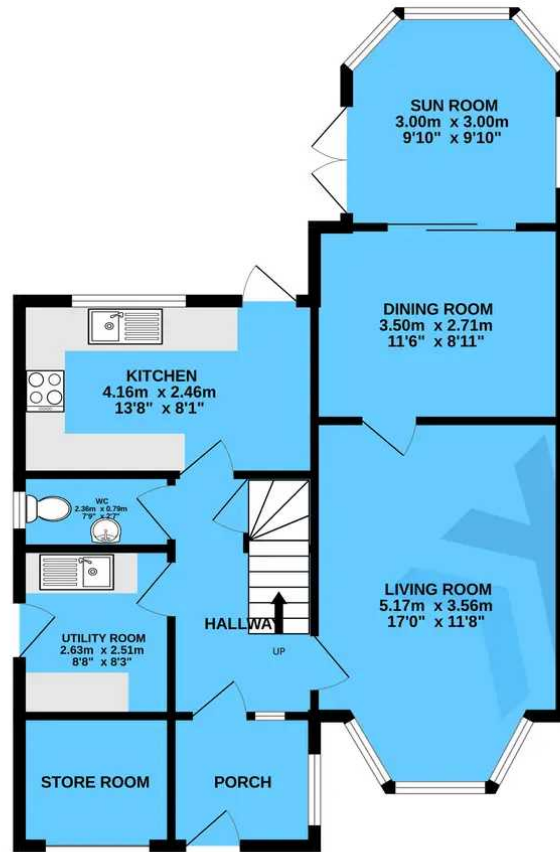
MONEY LAUNDERING REGULATIONS

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.

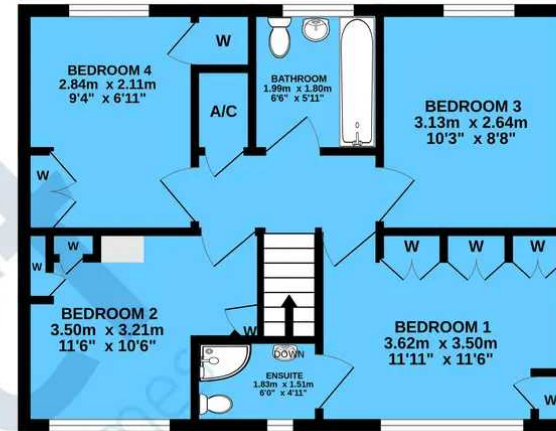




GROUND FLOOR
67.0 sq.m. (721 sq.ft.) approx.



1ST FLOOR
45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 112.0 sq.m. (1205 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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