



smarthomes

Felton Grove

Hillfield, Solihull, B91 3GD

- A Well Maintained Detached Family Home
- Three Bedrooms
- Modern Breakfast Kitchen
- Conservatory

£440,000

EPC Rating - 55

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 tarmacadam driveway providing off road parking with a laid lawn area and a canopy porch with an obscure double glazed front door leading into



Entrance Hallway

With tiled flooring, ceiling light point, door to lounge and door leading off to

Guest W.C

Being fitted with a suite comprising a low flush W.C and wash hand basin. Obscure UPVC double glazed window to front and ceiling light point



Lounge to Front

14' 9" x 12' 6" (4.5m x 3.81m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, stairs rising to first floor with under stairs storage cupboard, wood effect flooring and door to

Modern Breakfast Kitchen to Rear

15' 6" x 8' 7" (4.72m x 2.62m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Space and plumbing for washing machine, tiling to splash back areas and floor, radiator, ceiling light point and spot lights, UPVC double glazed window to the rear aspect and glazed double doors leading to



Conservatory

10' 2" x 9' 11" (3.1m x 3.02m) With double glazed windows, polycarbonate roof, ceiling light point, tiled flooring and double glazed French doors leading out to the rear garden



Landing

With ceiling light point, loft hatch and doors leading off to

Bedroom One to Front

11' 8" max x 8' 5" (3.56m max x 2.57m) With double glazed window to front elevation, double fitted wardrobe, radiator and ceiling light point



Bedroom Two to Rear

9' 11" max x 8' 5" (3.02m max x 2.57m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

6' 8" x 6' 3" (2.03m x 1.91m) With double glazed window to front elevation, radiator and ceiling light point

Modern Family Bathroom to Rear

6' 3" x 6' 2" (1.91m x 1.88m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, wall mounted wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

South Facing Rear Garden

Being mainly laid to lawn with paved patio area, planted shrub borders and panelled fencing to boundaries



Garage

16' 10" x 8' (5.13m x 2.44m) Located at the side of the property with an up and over door for vehicular access, ceiling light point and courtesy door to rear garden

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 Nigel Hodges. Current council tax band - D

