



smarthomes



- A Detached Family Home
- Four Bedrooms
- Two Reception Rooms & Conservatory
- Breakfast Kitchen

Alderminster Road, Hillfield, Solihull, B91 3UN

£675,000

A detached family home currently within Tudor Grange Academy catchment benefitting from; four bedrooms, spacious lounge, dining room, breakfast kitchen, conservatory, utility room, guest WC, re-fitted family bathroom, re-fitted en-suite shower room, Westerly facing rear garden, double garage and off road parking.

EPC Rating – 67 (D). Council Tax Band - F





## 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 in a small cul-de-sac location off Alderminster Road behind a block paved driveway providing off road parking extending to detached double garage to side, gated side access to rear garden and canopy porch with lighting and UPVC double glazed door leading through to



### Entrance Hallway

With ceiling light point, coving to ceiling, radiator, stairs leading to the first floor accommodation, wood effect flooring and doors leading off to





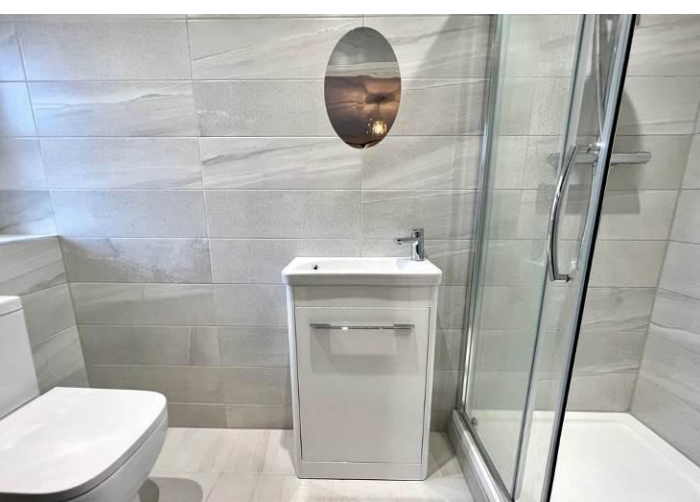
### **Spacious Lounge**

19' 4" x 11' 1" (5.9m x 3.4m) With two double glazed windows to front elevation, double glazed windows and French doors leading through to the conservatory, wall lighting, wood effect flooring, two radiators, coving to ceiling and gas fireplace with marble hearth and decorative stone surround



### **Dining Room to Front**

11' 1" x 8' 10" (3.38m x 2.69m) With two double glazed windows to front elevation, coving to ceiling, ceiling light point, radiator and wood effect flooring



### **Breakfast Kitchen to Rear**

11' 1" x 9' 2" (3.4m x 2.8m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with glass splashback and extractor over, inset eye-level oven and grill, integrated dishwasher, space for fridge freezer, radiator, ceiling light point, coving to ceiling, tiled flooring, dado rail, double glazed window to rear and archway leading through to

### **Utility Room to Rear**

6' 2" x 5' 10" (1.9m x 1.8m) With UPVC double glazed door leading out to the rear garden, fitted base unit and storage cupboard, laminate work surface, space and plumbing for washing machine, sink and drainer unit, wall mounted Potterton boiler, coving to ceiling, ceiling light point, radiator, dado rail and tiled flooring

### **Conservatory**

13' 5" x 11' 9" (4.1m x 3.6m) With double glazed windows, polycarbonate roof, two sets of double glazed French doors leading out to the rear garden, ceiling light with fan, wall lighting, power points and double glazed door to side

### **Guest WC**

With obscure double glazed window to front, low flush WC, vanity wash hand basin, radiator, ceiling light point and wood effect flooring

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

#### **Landing**

With double glazed window to front elevation, loft hatch, ceiling light point, coving to ceiling, storage cupboard and doors leading off to

#### **Bedroom One to Rear**

12' 1" x 10' 5" (3.7m x 3.2m) With double glazed window to rear elevation, radiator, ceiling light point, fitted wardrobes and door leading into

#### **Re-Fitted En-Suite Shower Room to Rear**

Being re-fitted with a three piece white suite comprising of; shower enclosure with thermostatic rainfall shower and additional shower attachment, low flush WC and vanity wash hand basin with complementary tiling to walls and floor, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling

#### **Bedroom Two to Front**

11' 5" x 6' 6" (3.5m x 2.0m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling and fitted wardrobes

#### **Bedroom Three to Rear**

11' 5" x 8' 6" (3.5m x 2.6m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

#### **Bedroom Four to Front**

11' 5" x 7' 2" (3.5m x 2.2m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and fitted wardrobes

#### **Re-Fitted Family Bathroom to Rear**

8' 6" x 5' 10" (2.6m x 1.8m) Being re-fitted with a three piece white suite comprising; panelled bath with thermostatic rainfall shower, additional shower attachment and glazed screen, low flush WC and vanity wash hand basin, with contemporary tiling to walls and floor, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling



### **Westerly Facing Rear Garden**

Being mainly laid to lawn with paved patio, decked area, fencing to boundaries, gated access to front, paved pathways, gravelled area and door to detached double garage

### **Detached Double Garage**

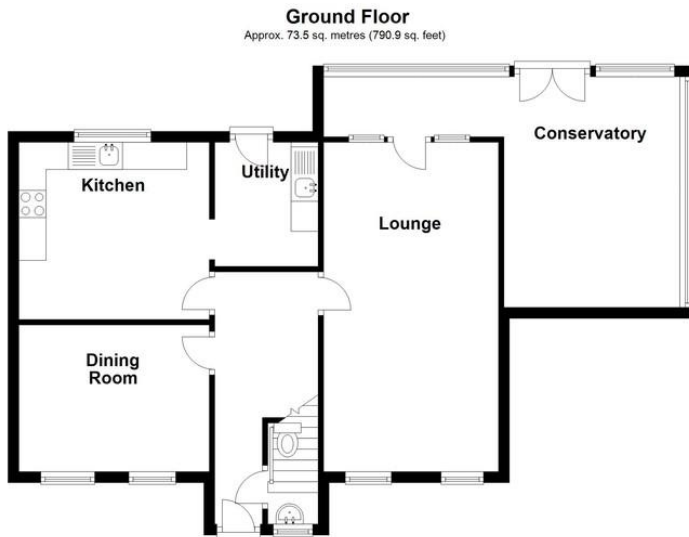
18' 0" x 15' 8" (5.5m x 4.8m) With two metal up and over garage doors to driveway, ceiling light points, window to rear, power points, eaves storage and UPVC double glazed door to garden

### **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 - F







Total area: approx. 128.8 sq. metres (1386.5 sq. feet)



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