



smarthomes

Knightcote Drive

Hillfield, Solihull, B91 3JU

- A Beautifully Presented Detached Family Home
- Three Bedrooms
- Re-Fitted Kitchen/Diner
- Re-Fitted Family Bathroom

£485,000

EPC Rating - 59

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 block paved driveway providing off road parking with a laid lawn area to side, hedging to side boundary and a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and side, parquet style flooring and further obscure glazed door leading to



Entrance Hallway

With an obscure UPVC double glazed window to side, radiator, ceiling light point, stairs leading to the first floor accommodation and door leading off to

Spacious Lounge to Front

16' 1" x 12' 2" (4.9m x 3.71m) With UPVC double glazed bay window to front elevation, two wall mounted radiators, ceiling light point and archway to

Re-Fitted Breakfast Kitchen to Rear

15' 5" x 10' 2" (4.7m x 3.1m) Being re-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. Eye level double oven and grill, integrated slimline dishwasher, wine cooler, breakfast bar, wood effect flooring, radiator, two ceiling light points, UPVC double glazed window to the rear aspect, door to utility room and UPVC double glazed French doors leading to



Conservatory

15' 1" x 7' 11" (4.6m x 2.41m) With double glazed windows overlooking rear garden, self cleaning glass roof, radiator, wood effect flooring and double glazed sliding patio doors leading out to the rear garden

Utility Room

11' 2" max x 8' 1" (3.4m max x 2.46m) Fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, UPVC double glazed door and window to rear, wood effect flooring, access to loft space, ceiling light point, door to garage store and door to



Modern Ground Floor Shower Room

Being fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Wood effect flooring, ceiling light point and an obscure double glazed window to the side elevation



Landing

With light point, double glazed window to side, access to boarded loft space and doors leading off to

Bedroom One to Front

11' 7" x 8' 11" (3.53m x 2.72m) With double glazed window to front elevation with open views, double fitted wardrobe with mirrored doors, radiator and ceiling light point



Bedroom Two to Rear

9' 11" x 9' (3.02m x 2.74m) With double glazed window to rear elevation, single fitted wardrobe, radiator and ceiling light point

Bedroom Three to Front

7' 5" x 6' 2" (2.26m x 1.88m) With double glazed window to front elevation with open views, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Heated towel rail, ceiling light point and an obscure double glazed window to the rear elevation

Well Maintained Rear Garden

Being mainly laid to lawn with paved patio areas, hardstanding for shed, gated side access and panelled fencing to boundaries



Garage Store

8' 1" max x 6' 8" max (2.46m max x 2.03m max) Located at the side of the property with an up and over door to property frontage, ceiling light point and courtesy door to utility

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) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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.