



smarthomes

Woodbury Grove

Hillfield, Solihull, B91 3XA

- Beautifully Presented & Extended Semi Detached Property
- Three Bedrooms
- Through Lounge
- Re-Fitted Kitchen

£435,000

EPC Rating 64

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 ample off road parking extending to door leading into

Enclosed Porch

With wall mounted trip switch fuse board and door leading to



Spacious Lounge Diner

22' 4" x 10' 8" (6.81m x 3.25m)

With LVT flooring, polished stone fire surround with Living Flame coal effect gas fire, double glazed window with plantation shutters to front, two central heating radiators, two ceiling light points, stairs leading to the first floor, bi-folding double glazed doors leading out rear garden and door leading off to



Extended Utility

Fitted with high gloss roll-top work surface and wall units and having plumbing for washing machine and space for a tumble dryer, slate effect tiling to floor, central heating radiator, double glazed window to front with plantation shutters, wall mounted Baxi central heating boiler and door leading off to

Guest WC

With vanity combination wash hand basin and low flush WC, chrome heated towel rail, metro style tiling to half height and slate effect tiling to floor



Re-Fitted Kitchen to Rear

8' 8" x 7' 5" (2.64m x 2.26m)

Being fitted with a range of high gloss wall and base units with complementary work surfaces over, sink and drainer unit with mixer tap, metro tiling to splashback areas, integrated Stoves double oven and five ring gas hob with centre wok burner set below combination light and extractor, integrated Zanussi dishwasher and integrated 70/30 fridge freezer, spot lights to ceiling and double glazed window overlooking rear garden

Accommodation On The First Floor

Landing

With loft hatch giving access to insulated loft space and doors leading off to

Master Bedroom to Front

13' 3" x 9' 9" (4.04m x 2.97m)

With double glazed window to front elevation with fitted plantation shutters, central heating radiator, hard wiring for wall mounted TV, ceiling light point and bespoke fitted wardrobes with hanging rails and shelving





Bedroom Two to Rear

10' 3" x 8' 9" (3.12m x 2.67m)

With double glazed window to rear elevation, central heating radiator and ceiling light point

Bedroom Three to Front

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

With double glazed window to front elevation with fitted plantation shutters, central heating radiator and ceiling light point

Luxury Re-Fitted Shower Room

8' 9" x 7' 6" (2.67m x 2.29m)

Being fitted with a white suite comprising; combination vanity wash hand basin with mixer tap and WC with storage below, large fully tiled shower enclosure with overhead monsoon soaker and additional hand fitment, tiling to half height to walls, chrome heated towel rail and obscure double glazed window to rear

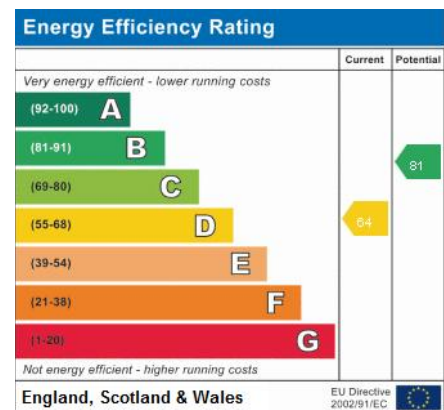
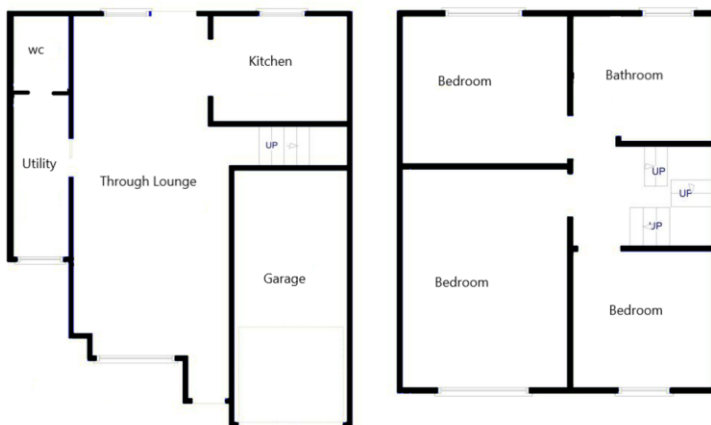
Rear Garden

Being mainly laid to lawn with Indian stone paved patio area, fencing to boundaries, courtesy gate leading out to side, security lighting and cold water tap



Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - D



316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.