



smarthomes

Kilsby Grove

Hillfield, Solihull, B91 3XZ

- A Well Presented & Extended Three Bedroom Family Home
- Currently Within Tudor Grange Academy Catchment
- Extended Breakfast Kitchen & Conservatory
- En-Suite Shower Room

Offers Over £400,000

EPC Rating 66

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 edged tarmac driveway providing off road parking for two vehicles extending to up and over garage door to storage and double glazed composite door leading through to

Entrance Hall

With ceiling light point, wood effect flooring and doors leading off to



Guest WC to Front

With wall mounted corner sink, WC with enclosed cistern, tiling to splashback areas, obscure double glazed window to front, radiator, wood effect flooring and ceiling light point

Lounge to Front

10' 1" x 17' 1" (3.07m x 5.21m) With double glazed bay window to front elevation, two ceiling light points, stairs leading to the first floor accommodation, radiator, wood effect flooring, gas fireplace with feature polished stone surround and door leading through to



Extended Breakfast Kitchen

22' 3" x 8' 10" min (6.78m x 2.69m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset eye-level Neff oven and grill, space and plumbing for washing machine and dishwasher, wall mounted Baxi Platinum boiler, radiator, spot lights to ceiling, tiled flooring, double glazed window to rear, door to garage/storage, UPVC obscure double glazed door to garden and UPVC double glazed door leading into



Conservatory

14' 1" x 9' 7" (4.29m x 2.92m) With double glazed windows, glazed self-cleaning roof, ceiling light with dual speed fan, contemporary vertical radiator, wood effect flooring and double glazed French doors leading out to the rear garden

Accommodation on the First Floor

Landing

With ceiling light point, storage cupboard, access to loft space and doors leading off to



Bedroom One to Front

10' 1" x 11' 7" (3.07m x 3.53m) With double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes and door leading into

En-Suite Shower Room to Front

Having a shower enclosure with thermostatic shower, vanity wash hand basin with complementary tiling to water prone areas, obscure double glazed window to front, ladder style radiator and ceiling light point



Dual Aspect Bedroom Two

16' 9" x 7' 7" (5.11m x 2.31m) With double glazed windows to front and rear elevations, two ceiling light points, radiator and fitted storage

Bedroom Three to Rear

8' 10" x 6' 11" (2.69m x 2.11m) With double glazed window to rear elevation, radiator, fitted wardrobes and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, obscure double glazed window to rear, radiator and ceiling light point



Garage/Storage

8' 8" x 7' 7" (2.64m x 2.31m) With metal up and over garage door to driveway and ceiling light point

Rear Garden

Being mainly laid to lawn with Indian stone paved patio, timber potting shed, fencing to boundaries, well stocked raised borders and a variety of mature shrubs, trees and bushes

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(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.