



smarthomes



- An Immaculately Presented & Extended Detached Property
- Four Bedrooms
- Lounge
- Extended Dining Room

Pinley Way, Hillfield, Solihull, B91 3YG

An immaculately presented and extended detached property, offering four bedrooms, lounge, extended dining room, kitchen, guest WC, utility, en suite, bathroom, private rear garden and off road parking

EPC Rating 70 Current Council Tax Band - E

£600,000



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 extending to front door with double glazed obscure inserts and matching windows to side leading into



Entrance Hallway

With ceiling light point, coving to ceiling, central heating radiator, wood effect Karndean flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, electric power point and doors leading off to



Lounge to Front

17' 0" (into bay) x 11' 5" (5.2m x 3.5m) With double glazed bay window to front elevation with Georgian style bars, central heating radiator, corniced coving, wall lighting, gas fire with marble hearth, inlay and wooden surround, TV aerial point, electric power points and door through to



Extended Dining Room

19' 4" x 11' 5" (5.9m x 3.5m) With double glazed window to rear, double opening double glazed doors to terrace, two Velux windows with vaulted ceiling, ceiling spotlights, central heating radiator, wood effect Karndean flooring, electric power points and door through to



Kitchen to Rear

13' 9" x 8' 9" (4.2m x 2.67m) Being fitted with a range of white high gloss wall, drawer and base units with wood effect laminate work surfaces and matching upstands, sink and drainer unit with mixer tap, complementary tiling to all splash back areas, Neff four ring induction hob, stainless steel extractor over and glazed splash back, eye level double oven and integrated microwave, integrated

dishwasher and space for a fridge freezer, central heating radiator, spot lights to ceiling, wood effect Karndean flooring, electric power points, double glazed window to rear with Georgian style bars and matching double glazed door to rear garden

Guest WC

With low flush WC, vanity wash hand basin with tiled splashback, obscure double glazed window to side, tiled flooring, central heating radiator and ceiling light point

Utility Room to Side

8' 2" x 7' 6" (2.5m x 2.3m) Fitted with a range of white high gloss wall and base units with complementary work surface over, space and plumbing for a washing machine, space for a tumble dryer, electric power points, ceiling spotlight, wall mounted Baxi central heating boiler and double glazed obscure door to side

Accommodation On The First Floor

Landing

With ceiling light point, airing cupboard, electric power point, loft hatch and doors leading off to

Master Bedroom to Front

11' 9" x 11' 1" (3.6m x 3.4m) With double glazed window to front elevation with Georgian style bars, central heating radiator, ceiling light point, electric power points, TV aerial point, built-in wardrobes with sliding doors and door though to

En Suite Shower Room

Being fitted with a three piece white suite comprising of; shower cubicle with bi-folding door and thermostatic shower over, low flush WC and feature wash hand basin with mixer tap over and storage beneath, complementary tiling to walls and floor, obscure double glazed window to front, central heating radiator and spot lights to ceiling

Bedroom Two to Front

11' 1" x 10' 5" (3.4m x 3.2m) With double glazed window to front elevation with Georgian style bars, central heating radiator, ceiling light point and electric power points.

Bedroom Three to Rear

8' 6" x 8' 6" (2.6m x 2.6m) With double glazed window to rear elevation with Georgian style bars, central heating radiator, ceiling light point and electric power points.

Bedroom Four to Rear

9' 2" x 6' 10" (2.8m x 2.1m) With double glazed window to rear elevation with Georgian style bars, central heating radiator, ceiling light point, electric power points and useful storage cupboard

Family Bathroom to Rear

7' 2" x 5' 2" (2.2m x 1.6m) Being fitted with a three piece white suite comprising; P shaped panelled bath with Triton electric shower over and glazed screen, low flush WC and pedestal wash hand basin, chrome ladder style central heating radiator, complementary tiling to walls and floor, ceiling spotlights and obscure double glazed window with Georgian style bars to rear

Rear Garden

Being mainly laid to lawn with terraced paved patio, exterior lighting, railway sleeper borders with a variety of mature shrubs and bushes, fencing to all boundaries, gated side access and outside tap

Garage

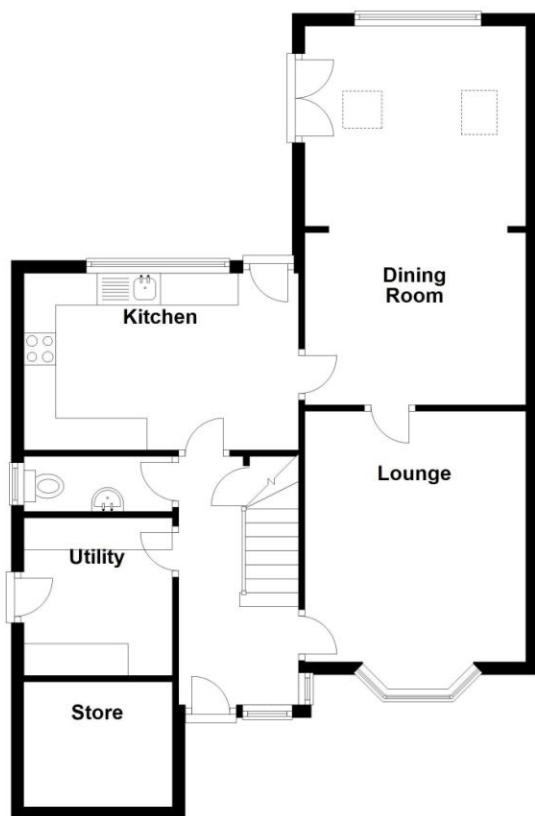
8' 6" x 8' 2" (2.6m x 2.5m) With metal up-and-over door, ceiling light, electric power point and electric consumer board.

Tenure

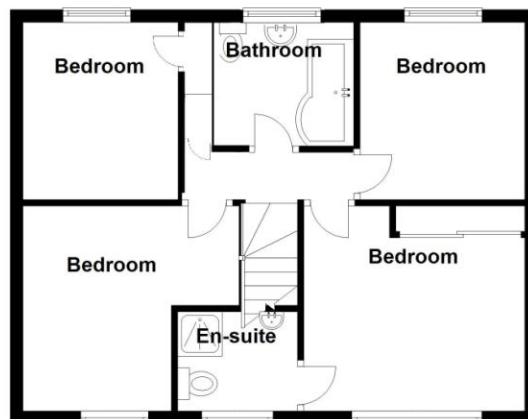
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - E



Ground Floor



First Floor



Total area: approx. 116.8 sq. metres (1257.5 sq. feet)



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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.