



Chilwell Close, Solihull

Guide Price £699,950



PROPERTY OVERVIEW

Situated on the popular Hilfield Estate, a fantastic opportunity to purchase this spacious four bedroom detached originally build by Bryant Homes to the Malden design. This property stands on one of the largest plots in Hilfield, benefits from gas central heating, double glazing and has the added attraction of NO UPWARD CHAIN. Chilwell Close stands within the Tudor Grange Academy Catchment and the accommodation briefly comprises of: entrance hall, guest cloakroom, living room, dining room, study, breakfast kitchen, utility room, four bedrooms, two bathrooms, double garage and superb landscaped large garden.





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold



- Popular Hilfield Development
- Spacious Four Bedroom Detached
- No Upward Chain
- Three Reception Rooms
- Breakfast Kitchen
- Two Bathrooms
- Double Garage
- Large Corner Plot



ENTRANCE HALL

WC

7' 4" x 2' 8" (2.24m x 0.82m)

BREAKFAST KITCHEN

14' 9" x 7' 6" (4.49m x 2.29m)

LIVING ROOM

20' 5" x 12' 2" (6.23m x 3.70m)

DINING ROOM

12' 6" x 9' 10" (3.80m x 3.00m)

STUDY

9' 2" x 7' 2" (2.80m x 2.19m)

UTILITY ROOM

6' 7" x 6' 0" (2.01m x 1.84m)

FIRST FLOOR

BEDROOM ONE

13' 5" x 10' 8" (4.08m x 3.26m)

ENSUITE

7' 7" x 6' 6" (2.30m x 1.97m)

BEDROOM TWO

12' 2" x 10' 9" (3.70m x 3.28m)

BEDROOM THREE

12' 2" x 8' 9" (3.70m x 2.66m)

BEDROOM FOUR

8' 11" x 6' 10" (2.72m x 2.09m)

BATHROOM

8' 5" x 6' 7" (2.56m x 2.00m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 128.0 sq.m. = 1378 sq.ft. approx.

OUTSIDE THE PROPERTY**DOUBLE GARAGE****SUPERB LANDSCAPED LARGE GARDEN****ITEMS INCLUDED IN SALE**

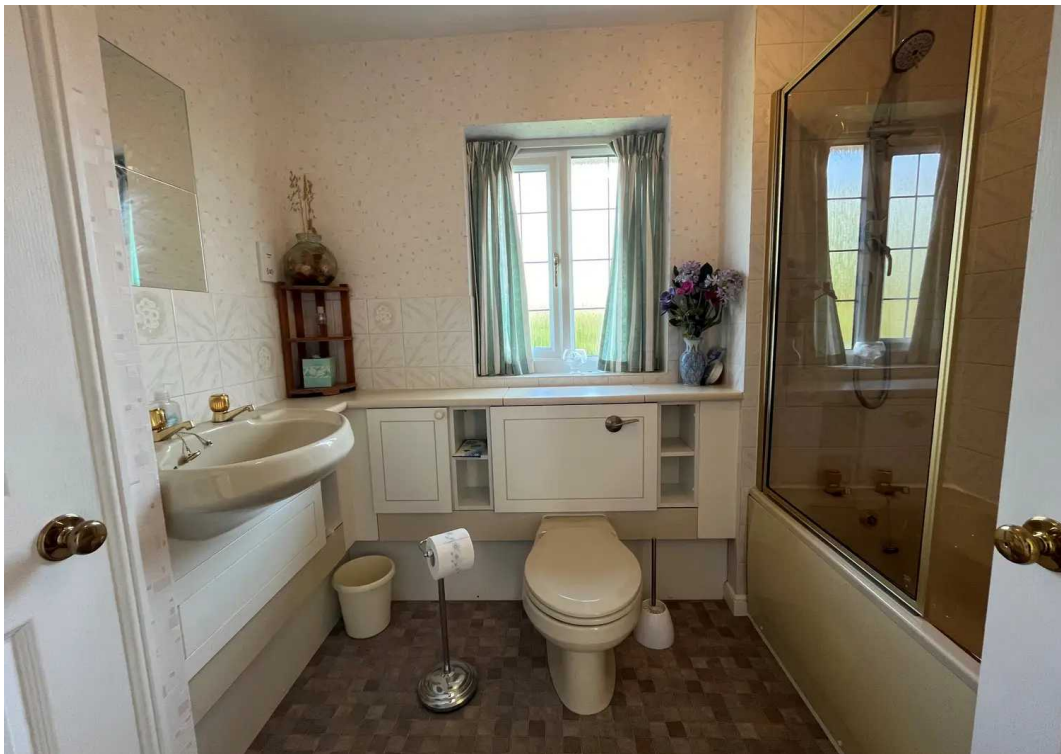
Neff integrated oven, Neff integrated hob, extractor, Neff fridge freezer, Bosch dishwasher, AEG washer dryer, a greenhouse and an electric garage door.

ADDITIONAL INFORMATION

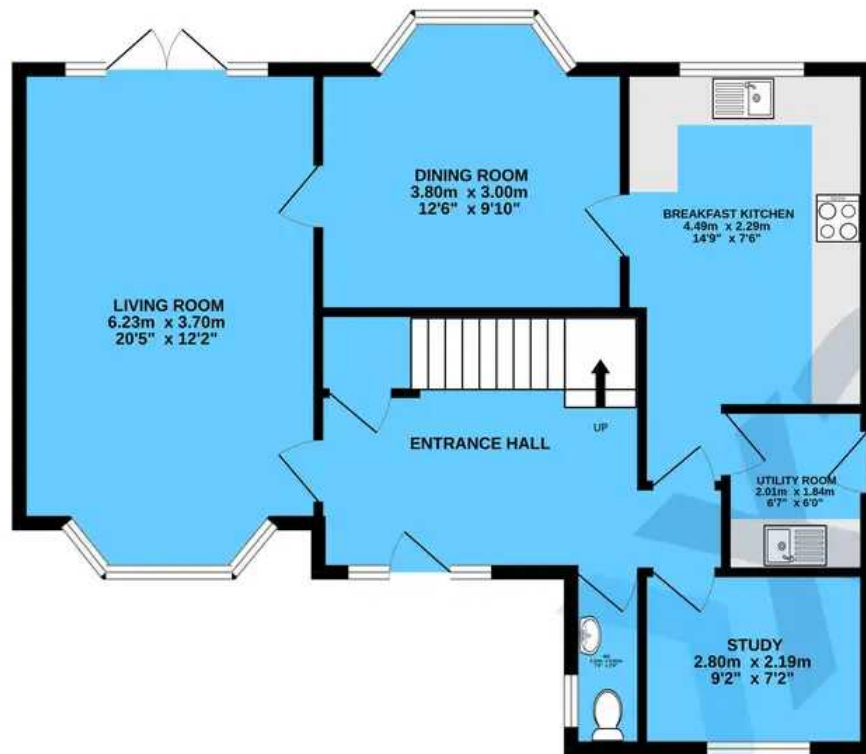
Services - mains gas, electricity and mains sewers.
Broadband - BT.

MONEY LAUNDERING REGULATIONS

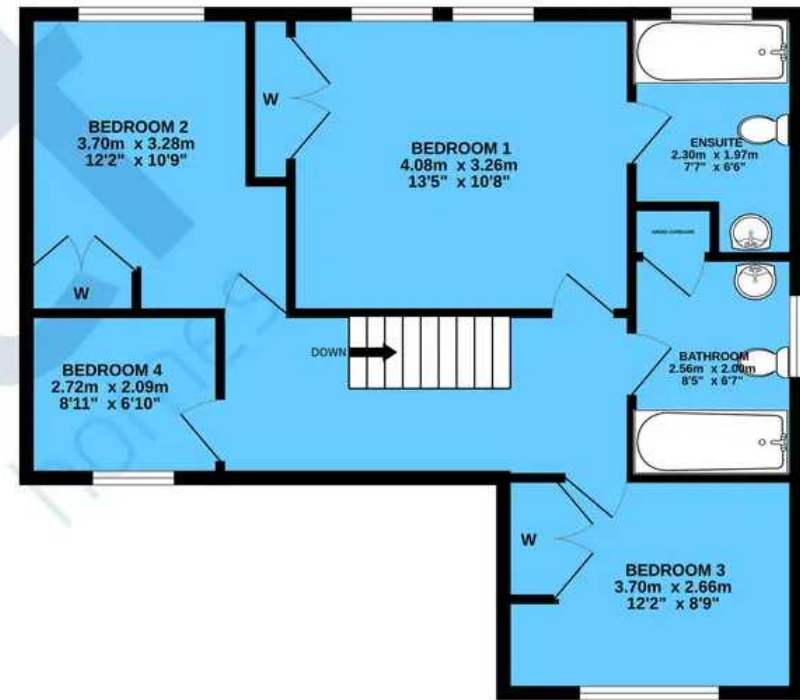
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 128.0 sq.m. (1378 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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