



smarthomes

Austcliff Drive

Hillfield, Solihull, B91 3XT

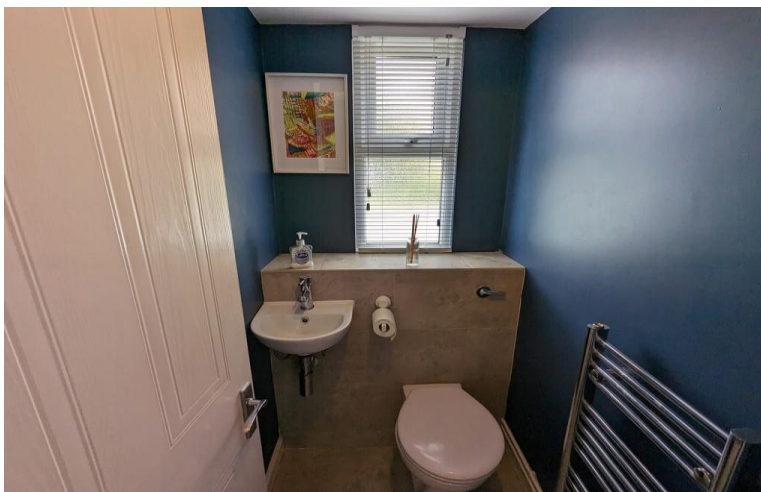
- A Very Well Presented Mid Terraced Property
- Three Bedrooms
- Modern Breakfast Kitchen
- Guest WC

£400,000

EPC Rating 69

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.

Access to the property is gained via a driveway with open porch area and door leading into

Hall

With ceiling light point, engineered timber flooring and door off to



Guest WC

3' 4" x 5' 0" (1.02m x 1.52m) With low flush WC, wash hand basin with mixer tap, obscure double glazed window to front, tiled flooring, chrome heated towel rail, tiling to splash prone areas and ceiling light point

Lounge to Front

16' 10" (into bay) x 13' 8" (into staircase) (5.13m x 4.17m) With walk-in double glazed bay window to front elevation, central heating radiator, two ceiling light points, engineered timber flooring and open style staircase to the first floor



Breakfast Kitchen to Rear

8' 0" x 13' 9" (2.44m x 4.19m) Being fitted with a range of white floor and wall mounted cupboard units with complementary work surfaces, sink and drainer unit with mixer tap, cupboard housing the Worcester Bosch central heating boiler, built-in electric oven with gas hob and extractor hood over, integrated dishwasher and integrated larder fridge, central heating radiator, ceramic tiled floor, spot lights to ceiling, double glazed window to rear and double glazed door to the rear garden.



Accommodation On The First Floor

Landing

With ceiling light point, loft hatch and doors leading off to

Bedroom One to Front

13' 8" (over stairs) x 11' 9" (4.17m x 3.58m) With double glazed window to front elevation, central heating radiator and ceiling light point



Dual Aspect Bedroom Two

7' 10" x 16' 9" (2.39m x 5.11m) With walk-in double glazed dormer style window to the front, double glazed window to rear elevation, engineered timber flooring, central heating radiator and two ceiling light points



Bedroom Three to Rear

11' 6" x 7' 0" (3.51m x 2.13m) With double glazed window to rear elevation, central heating radiator, engineered timber flooring and ceiling light point

Family Bathroom to Rear

6' 5" x 5' 8" (1.96m x 1.73m) 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, tiling to flooring and walls, obscure double glazed window to rear, chrome heated towel rail, shaver point and spot lights to ceiling



Rear Garden

Being mainly laid to lawn with wooden decked area, fencing to boundaries and planted borders.

Garage

7' 10" x 17' 0" (2.39m x 5.18m) Having power and light, door to rear garden and up and over door to the front.

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		88
(69-80)	C		69
(55-68)	D		
(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.