



Felton Grove, Solihull

Guide Price £600,000



PROPERTY OVERVIEW

Situated on the popular Hillfield Estate, a fantastic opportunity to purchase this four bedroom extended detached which must be viewed internally to be appreciated. This property has been tastefully extended, benefits from gas central heating, UPVC double glazing and has the added attraction of a superb large extended family/dining room with double opening French doors leading out to the rear garden. Felton Grove stands within the Tudor Grange Academy Catchment, has easy access to all amenities and the property briefly comprises of: entrance hall, guest cloakroom, living room, large breakfast kitchen, extended family/dining room, utility room, four bedrooms, ensuite shower room, family bathroom, garage and westerly facing rear 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: E

Tenure: Freehold



- Four Bedroom Extended Detached
- Popular Hillfield Estate
- Tudor Grange Academy Catchment
- Living Room
- Large Breakfast Kitchen
- Superb Extended Family/Dining Room
- Utility Room
- Ensuite Shower Room
- Westerly Facing Rear Garden
- Garage / Store Room



ENTRANCE HALL

WC

5' 5" x 2' 7" (1.66m x 0.78m)

LIVING ROOM

16' 5" x 12' 4" (5.01m x 3.77m)

BREAKFAST KITCHEN

15' 1" x 10' 4" (4.61m x 3.16m)

FAMILY / DINING ROOM

25' 5" x 9' 2" (7.75m x 2.80m)

UTILITY ROOM

10' 1" x 7' 11" (3.08m x 2.41m)

FIRST FLOOR

BEDROOM ONE

18' 5" x 11' 10" (5.62m x 3.60m)

ENSUITE

8' 7" x 6' 1" (2.61m x 1.86m)

BEDROOM TWO

12' 8" x 9' 1" (3.85m x 2.76m)

BEDROOM THREE

10' 1" x 9' 1" (3.08m x 2.76m)

BEDROOM FOUR

9' 9" x 7' 3" (2.97m x 2.20m)

BATHROOM

6' 3" x 5' 11" (1.91m x 1.80m)

TOTAL SQUARE FOOTAGE

Total floor area: 130.0 sq.m. = 1399 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

8' 6" x 7' 1" (2.60m x 2.16m)

WASTERLY FACING REAR GARDEN

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, EV charging point and a garden shed.

ADDITIONAL INFORMATION

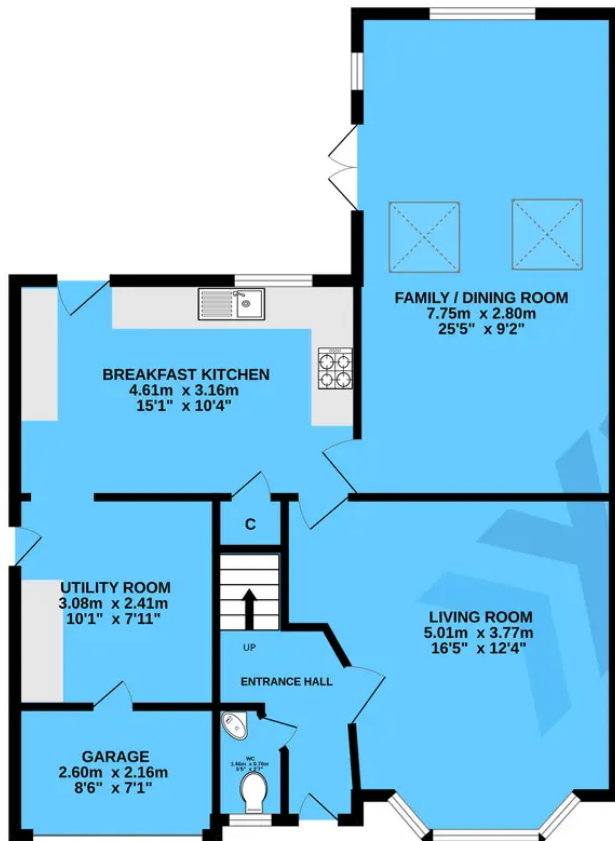
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - partially boarded.

MONEY LAUNDERING REGULATIONS

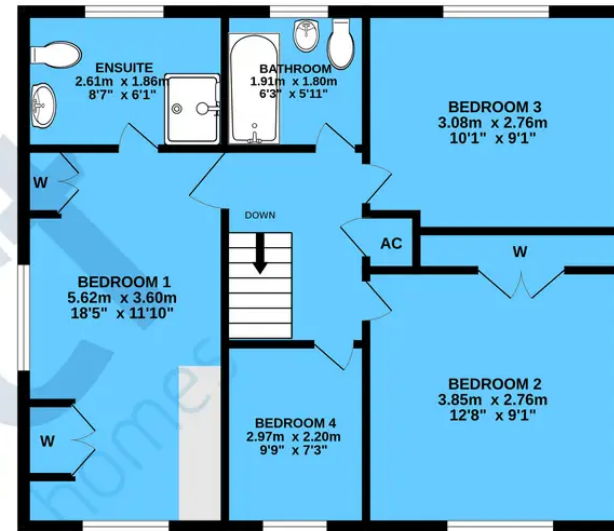
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 130.0 sq.m. (1399 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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