



# Mayfield Close, Solihull

Guide Price £520,000





## PROPERTY OVERVIEW

Situated on the popular Hillfield estate, a fantastic opportunity to purchase this three bedroom detached situated within the Tudor Grange Academy catchment and NO UPWARD CHAIN. The property is within easy walking distance to Solihull town centre and benefits from gas central heating, double glazing and has the added attraction of a large UPVC double glazed conservatory to the rear. The accommodation briefly comprises of: canopy porch, entrance hall, guest cloakroom, lounge, conservatory, dining room, fitted kitchen, three bedrooms, ensuite shower room, family bathroom, single garage and landscaped rear garden.

- Three Bedroom Detached
- NO UPWARD CHAIN
- Popular Hillfield Estate
- Early Viewing Essential
- Tudor Grange Academy Catchment
- Large Conservatory
- Ensuite Shower Room & Family Bathroom
- Single Garage
- Landscaped 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

#### ENTRANCE HALL

7' 8" x 7' 2" (2.34m x 2.18m)

#### WC

5' 10" x 2' 5" (1.78m x 0.74m)

#### LOUNGE

15' 10" x 10' 6" (4.83m x 3.20m)

#### CONSERVATORY

13' 5" x 13' 0" (4.09m x 3.96m)

#### DINING ROOM

10' 2" x 7' 11" (3.10m x 2.41m)

#### KITCHEN

14' 3" x 7' 2" (4.34m x 2.18m)





## **FIRST FLOOR**

### **BEDROOM ONE**

15' 5" x 10' 6" (4.70m x 3.20m)

### **ENSUITE**

5' 7" x 4' 8" (1.70m x 1.42m)

### **BEDROOM TWO**

12' 2" x 7' 6" (3.71m x 2.29m)

### **BEDROOM THREE**

12' 2" x 8' 3" (3.71m x 2.51m)

### **BATHROOM**

7' 5" x 6' 1" (2.26m x 1.85m)

## **OUTSIDE THE PROPERTY**

### **SINGLE GARAGE**

### **LANDSCAPED REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Smeg integrated oven, Smeg integrated hob, Cooke & Lewis extractor, Hotpoint fridge/freezer, Smeg dishwasher, Hotpoint washer dryer, all carpets, curtains, blinds and light fittings, garden shed and electric garage door.

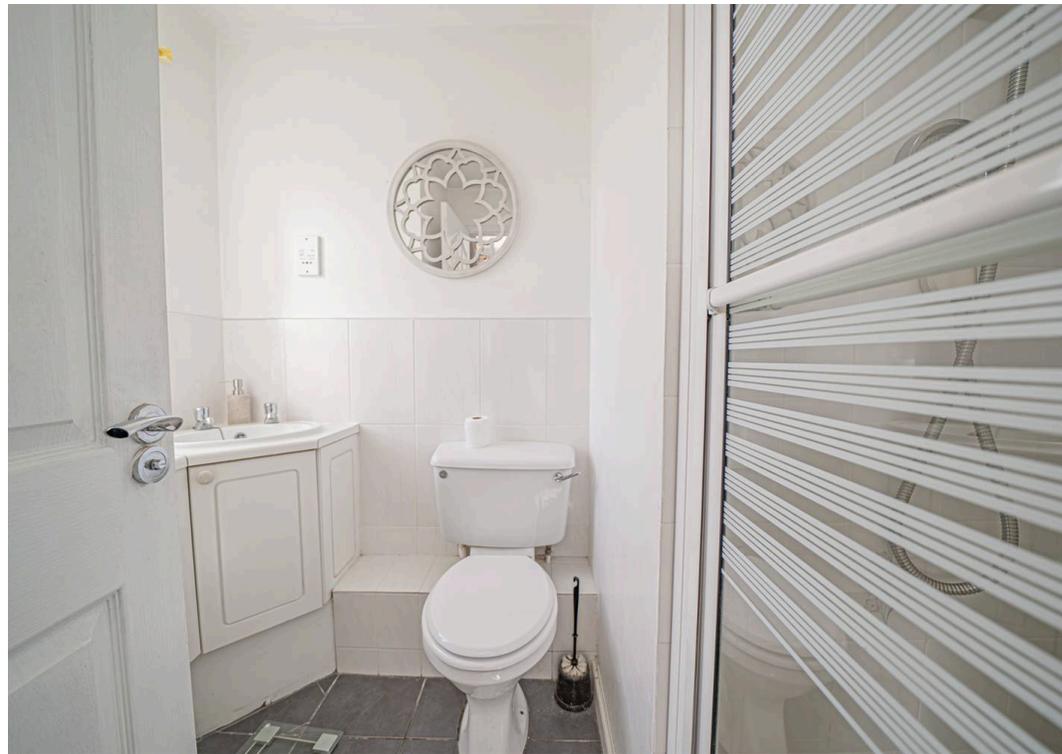
### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Sky. Loft space - part boarded with ladder and lighting.

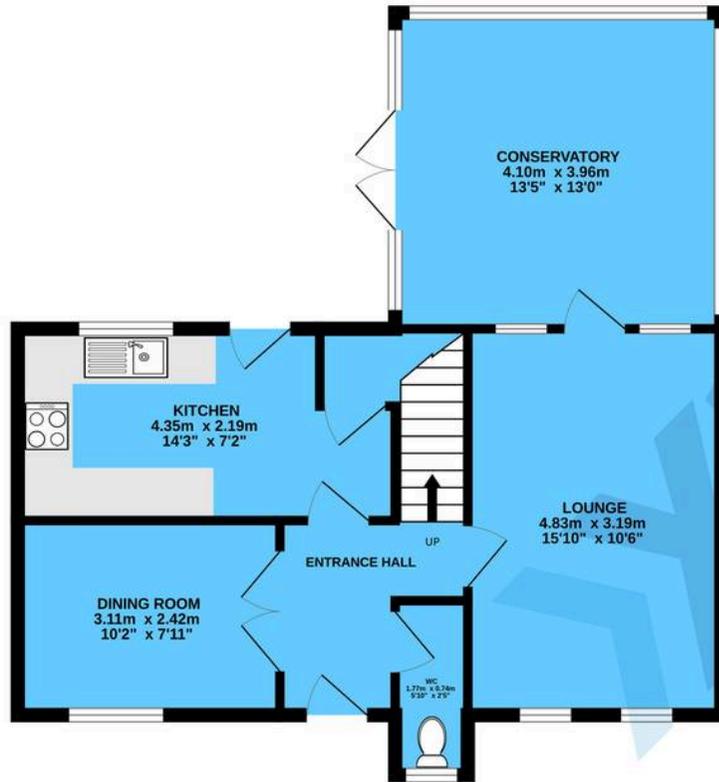


#### **INFORMATION FOR POTENTIAL BUYERS**

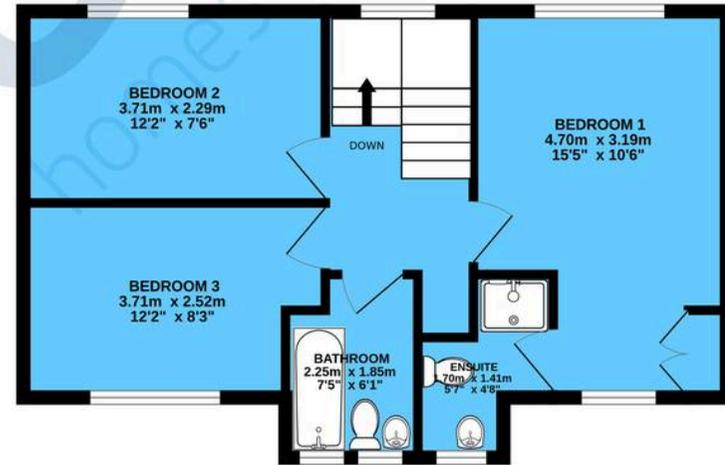
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



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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**Xact Homes**

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