



smarthomes

Walton Croft

Hillfield, Solihull, B91 3GW

- A Four Double Bedroom Detached Family Home
- Dual Aspect Lounge & Formal Dining Room
- Refitted Kitchen
- Master En-Suite Shower Room

£575,000

EPC Rating '52'





Property Description

The property is set back from the road behind a sweeping tarmac driveway offering ample off road parking being substantially screened by mature hedgerows and trees with block paved pathway edging lawned fore garden leading to feature canopy porch with composite colonial front door through to

Entrance Hall

With stairs leading to the first floor accommodation, wall mounted radiator, wall mounted alarm control panel and doors leading off to

Guest WC

With low level WC and wall mounted wash hand basin





Formal Dining Room to Front

11' 4" x 9' 0" (3.45m x 2.74m) With double glazed window to front elevation and double doors leading to hallway

Dual Aspect Lounge

19' 8" x 11' 3" (5.99m x 3.43m) With double glazed window to front elevation, two wall mounted radiators, UPVC double glazed French doors leading out to the rear garden, cornicing to ceiling, ceiling light point, feature Louis fire surround with marble effect inset



Refitted Kitchen

11' 4" x 9' 6" (3.45m x 2.9m) With a comprehensive range of high gloss base units, wall units and pan drawers, full width dishwasher, Siemens oven, four ring ceramic hob set below combination light and extractor, sink and drainer unit with mixer tap, Corian work surfaces, complementary tiling to splash back areas, polished porcelain tiling to floor and doorway opening to

Utility Area

With matching high gloss base and wall units, plumbing for washing machine, recess for tumble dryer, sink and drainer unit, wall mounted Potterton central heating boiler



Accommodation on the First Floor

Spacious Landing

With double glazed window to front elevation, inset ceiling down lighters and colonial panelled doors radiating off to

Master Bedroom to Rear

12' 4" x 10' 9" (3.76m x 3.28m) With double glazed window overlooking private rear garden, wall mounted radiator, ceiling light point, inset ceiling down lighters, two double fitted wardrobes and door leading into

Master En-Suite Shower Room to Rear

Being fitted with a modern suite comprising WC, wash hand basin and shower cubicle, double glazed window to rear elevation

Bedroom Two to Rear

12' 3" x 8' 9" (3.73m x 2.67m) With double glazed window overlooking the rear garden, ceiling light point and double fitted wardrobe





Bedroom Three to Front

11' 7" x 6' 8" (3.53m x 2.03m) With double glazed window to front elevation, ceiling light point and wall mounted radiator

Bedroom Four to Front

11' 7" x 7' 3" (3.53m x 2.21m) With double glazed window to front elevation, wall mounted radiator and ceiling light point

Shower Room to Rear

Being refitted with close coupled WC, pedestal wash hand basin and large walk in shower cubicle with chrome effect shower, complementary tiling to water prone areas with inset decorative tiled border and obscure double glazed window to rear

Rear Garden

Being mainly laid to lawn with paved patio area, well stocked shrub borders, cold water tap, decked area housing hot tub, decorative pergola and door leading to double garage

Double Garage

With storage to eaves and up and over garage door

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor

