



2 Austcliff Drive

Hillfield, B91 3XT

Asking Price of £519,950



*AN EXCEPTIONALLY WELL PRESENTED FOUR BEDROOM
DETACHED RESIDENCE OCCUPYING A CORNER PLOT AND CUL
DE SAC POSITION WITHIN THE SOUGHT AFTER HILLFIELD
AREA OF SOLIHULL.*

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.



An exceptionally well presented four bedroom detached residence occupying a corner plot and cul de sac position within the sought after Hillfield area of Solihull. The property offers both gas central heating and double glazing. The spacious family living accommodation briefly comprises; entrance hall, guest cloakroom/wc, large living room with wood burner, dining room, modern fitted breakfast kitchen, first floor landing, master bedroom with en suite shower room/wc, three further bedrooms, family bathroom/wc, fore gardens, driveway and enclosed southerly aspect rear garden. Internal viewing is highly recommended. EPC Rating D.





- Detached Residence with 4 Bedrooms
- Living Room with Fully Functional Woodburner
- Superb Breakfast Kitchen & Dining Room
- Family Bathroom/WC
- Garage, Driveway & Southerly Aspect Rear Garden
- Close to Solihull Train Station & Town Centre
- Corner Plot Position

RECEPTION HALL

GUEST CLOAKROOM/ WC

LIVING ROOM 17' 2" into bay x 11' 9" (5.23m x 3.58m)

DINING ROOM 11' 9" x 9' 0" (3.58m x 2.74m)

BREAKFAST KITCHEN 13' 9" x 8' 0" (4.19m x 2.44m)

FIRST FLOOR LANDING

MASTER BEDROOM 12' 0" x 11' 9" (3.66m x 3.58m) With fitted wardrobe

EN-SUITE SHOWER ROOM/ WC

BEDROOM TWO 10' 10" x 10' 7" max 8' 6" min (3.3m x 3.23m)

BEDROOM THREE 8' 9" x 8' 7" (2.67m x 2.62m)

BEDROOM FOUR 9' 5" x 7' 0" (2.87m x 2.13m)

FAMILY BATHROOM/ WC

FOREGARDENS

DRIVEWAY

GARAGE

ENCLOSED REAR GARDEN

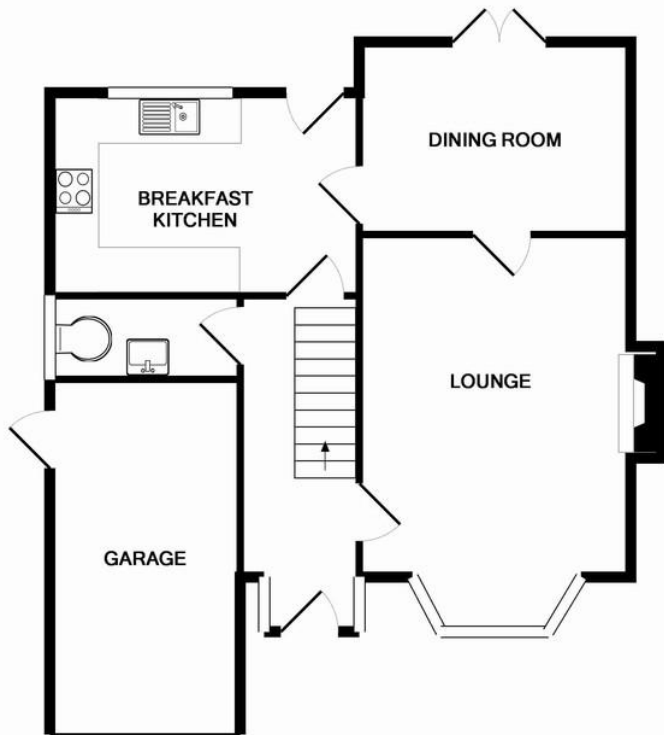


VENDOR COMMENTS "It's been a great family home for the last 27 years and we have enjoyed a quite cul de sac location with superb school catchment and accessibility to Solihull".

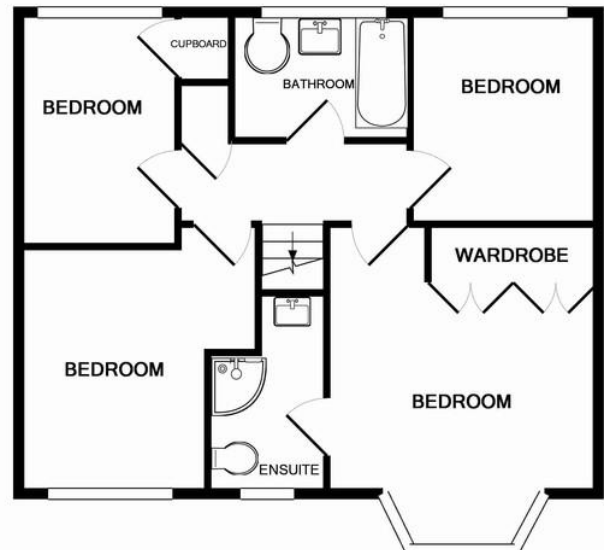
TENURE:

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



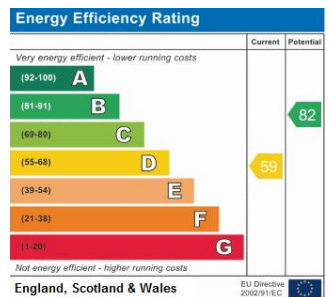


GROUND FLOOR



1ST FLOOR

2 AUSTCLIFF DRIVE, B91 3XT
Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT INFORMATION

These particulars have been prepared in good faith and are believed to be correct though their accuracy is not guaranteed. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Ruxton has not carried out a detailed survey, nor tested any services, appliances or specific fittings. Purchasers must satisfy themselves by inspection or otherwise. All dimensions, areas and distances are approximate. Room sizes should not be relied upon for carpets and furnishings.