



smarthomes



- A Spacious & Well Presented Detached Family Home
- Four Good Size Bedrooms
- Re-Fitted Breakfast Kitchen
- Re-Fitted Family Shower Room

Habberley Croft, Hillfield, Solihull, B91 3YR

£700,000

A spacious and well presented detached family home situated in a most sought after location and currently sitting within Tudor Grange Academy catchment. Offering accommodation comprising a spacious lounge, dining room, re-fitted breakfast kitchen, guest W.C, master bedroom with en-suite shower room, three further good size bedrooms, re-fitted family shower room, private rear garden, integral garage and driveway parking.

Council Tax Band – F. EPC Rating - C



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.

The property is set back from the road behind a tarmac driveway providing off road parking with a laid lawn area to side and a UPVC double glazed door leading into



Entrance Hallway

With tiled flooring, wall light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Spacious Lounge to Front

19' 4" x 11' 8" (5.89m x 3.56m) With UPVC double glazed bay window to front elevation, wall mounted radiator, feature fireplace, four wall light points and door to



Dining Room to Rear

13' 7" x 9' 9" (4.14m x 2.97m) With UPVC double glazed sliding patio doors leading to rear garden, wall mounted radiator, wall light points and door to



Re-Fitted Breakfast Kitchen to Rear

18' 10" x 13' 7" max (5.74m x 4.14m max) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a composite sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine and dishwasher, concealed wall mounted gas central heating boiler, under cupboard lighting, tiling to splash back areas and floor, radiator, ceiling spot lights, UPVC double glazed window to the rear aspect, UPVC double glazed French doors leading to rear garden and courtesy door to garage

Guest W.C

Being fitted with a white suite comprising a low flush W.C and wall mounted wash hand basin. Obscure UPVC double glazed window to front, tiling to splash back areas and floor, heated towel rail and ceiling light point

Landing

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

Bedroom One to Front

18' 3" x 11' 10" (5.56m x 3.61m) With double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes and door to

En-Suite Shower Room to Front

Being fitted with a white suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the front elevation

Bedroom Two to Rear

12' 11" x 11' 8" (3.94m x 3.56m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

10' 11" x 8' 3" (3.33m x 2.51m) With double glazed window to rear elevation, radiator and ceiling light point

Dual Aspect Bedroom Four

9' 10" x 8' 2" (3m x 2.49m) With double glazed windows to front and side elevations, built in storage cupboard, radiator and ceiling light point

Re-Fitted Family Shower Room to Rear

Being re-fitted with a modern white suite comprising of a large walk in shower, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

Private Rear Garden

Being mainly laid to lawn with block paved and decked patio areas, timber storage shed, gated side access and panelled fencing to boundaries

Integral Garage

17' 6" x 7' 11" (5.33m x 2.41m) With an up and over door for vehicular access, ceiling light point and courtesy door to kitchen

Tenure

We are advised by the vendor that the property is currently leasehold with approx. 62 years remaining on the lease however will be freehold upon completion but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	71	
(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.