



smarthomes

Alderminster Road

Hillfield, Solihull

- A Very Well Presented Four Bedroom Family Home
- Fitted Breakfast Kitchen & Re-Fitted En-Suite Shower Room
- Good Size Rear Garden, Garage & Driveway Parking
- Two Reception Rooms

£600,000

Current EPC Rating - C
Current Council Tax Band - F





Property Description

A very well presented detached family home situated on a large corner plot in a most sought after location. Offering accommodation comprising a spacious lounge, dining room, fitted breakfast kitchen, utility room, re-fitted guest W.C, four bedrooms, re-fitted en-suite shower room, re-fitted family bathroom, good size rear garden, garage and driveway parking

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 Shelly 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.



Rooms & Measurements

Lounge to Front 4.17m x 3.51m (13'8" x 11'6")

Dining Room to Rear 2.97m x 2.62m (9'9" x 8'7")

Fitted Breakfast Kitchen to Rear 3.53m x 2.87m (11'7" x 9'5")

Utility Room 2.13m x 1.32m (7'0" x 4'4")

Dual Aspect Bedroom One 3.66m x 3.51m (12'0" x 11'6")

Re-Fitted En-Suite Shower Room to Side 1.98m x 1.4m (6'6" x 4'7")

Bedroom Two to Rear 2.97m x 2.95m min (9'9" x 9'8" min)

Bedroom Three to Rear 2.84m x 2.57m min (9'4" x 8'5" min)

Bedroom Four to Front 3.45m x 2.03m (11'4" x 6'8")

Re-Fitted Family Bathroom to Rear 2.01m x 1.63m (6'7" x 5'4")

Garage 5.18m x 2.44m (17'0" x 8'0")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – F



Ground Floor



First Floor



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 Shirley
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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 are 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.