

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**0121 775 0101**



## SANDHILLS CRESCENT

Hillfield, B91

**SCAN FOR MORE INFO**  
**SIZE** - 2010 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council. - F  
**BROADBAND** - Upload Max 1000MBps  
Download Max 1800MBps  
**MOBILE** - EE Three  
**EPC** - C - 71  
**PARKING** - For at least 4 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

Are you an investor  
interested in expanding your  
portfolio?

Call **0121 775 0101** to provide your  
investment criteria for alerts.

Situated in the desirable Hillfield area of Solihull, this impressive detached house offers a perfect blend of comfort and style for family living. This exceptional family home is not to be missed, offering a harmonious blend of space, style and practicality in a sought-after location.

### FEATURES

- Four double Bedroom Family Home
- Large Lounge with Stunning Sun Room
- Dining Room and Study
- Kitchen/Breakfast Room with Utility Area
- Principal Bedroom with En-Suite Shower Room
- Three Further Good Sized Double Bedrooms
- Modern Family Bathroom
- Wrap Around Garden
- Ample Driveway Parking & Double Garage
- Tudor Grange Academy Catchment Area
- Walking Distance to Widney Manor Train Station



SCAN TO VIEW OUR  
WEEKLY FILMS &  
SUBSCRIBE

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

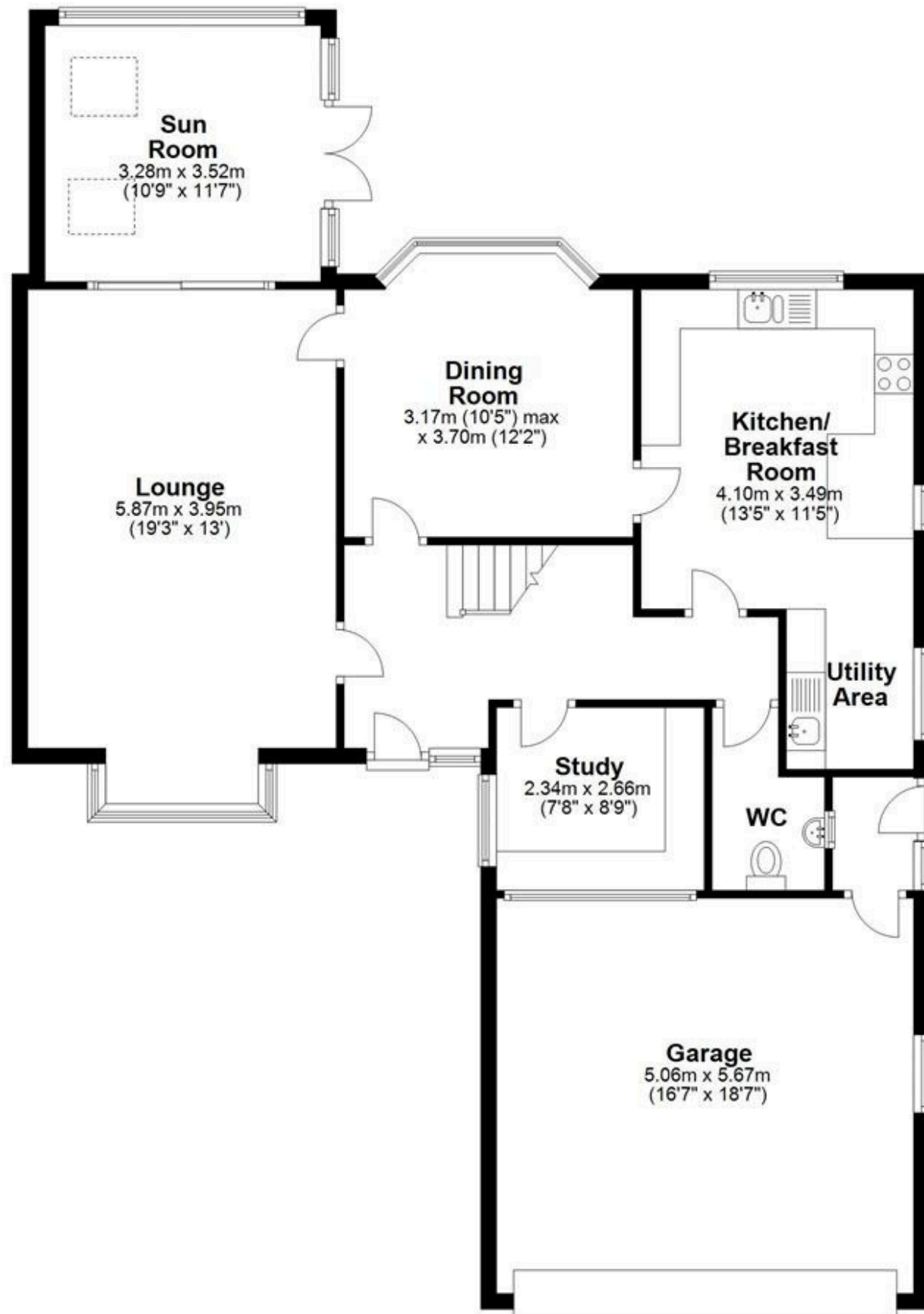
### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



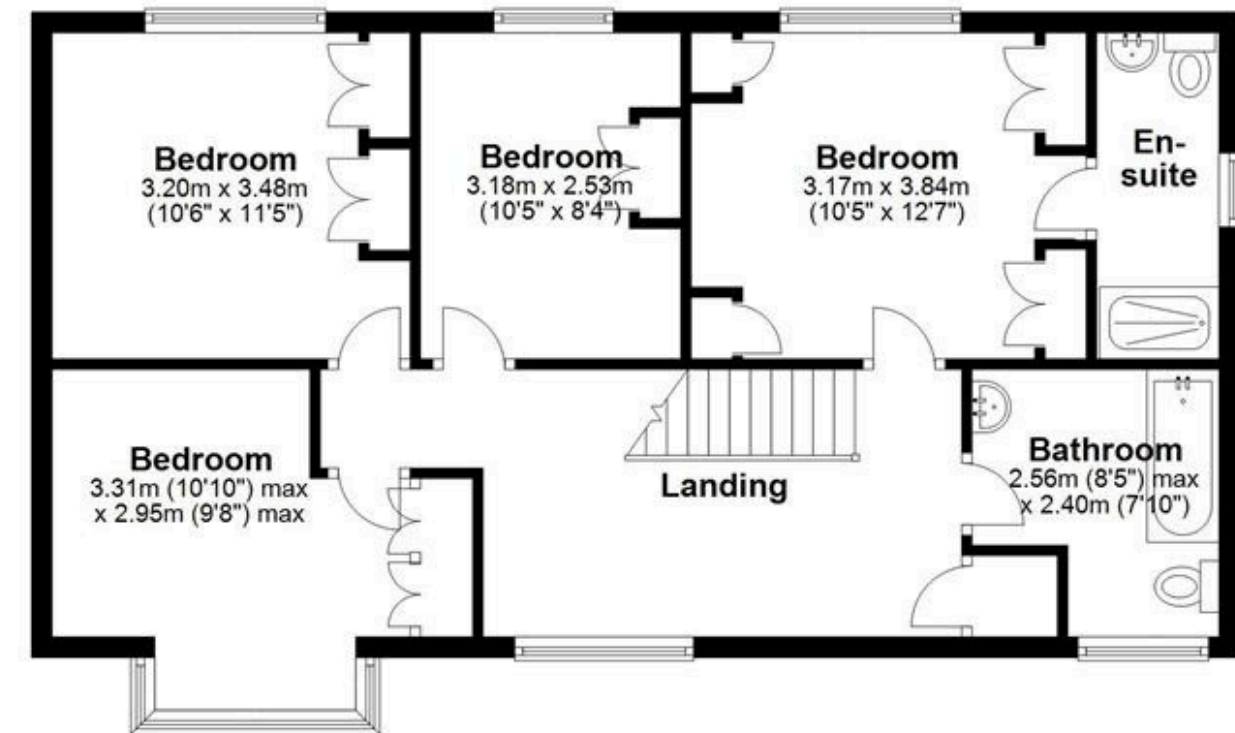
## Ground Floor

Approx. 118.9 sq. metres (1280.3 sq. feet)



## First Floor

Approx. 67.8 sq. metres (730.2 sq. feet)



Total area: approx. 186.8 sq. metres (2010.4 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area and are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.