



35 Hillside Drive

Kingshurst, B37 6NG

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

Beautifully presented family home offering versatile living space, a cabin and an attractive garden, perfectly positioned in Kingshurst.

- Well-appointed three-bedroom semi-detached family home with loft room and converted office space.
- Stylish interiors featuring a contemporary kitchen and dining extension.
- Private rear garden with decking and cabin.
- Block-paved driveway providing off-road parking and access to the garage.
- Convenient Kingshurst location near schools, amenities, parks and major transport routes.

35 Hillside Drive is an impressive family home combining style, practicality and flexibility. The ground floor offers an inviting hallway, home office, utility with cloakroom and a modern galley kitchen opening to a bright dining area. The living room with log burner provides a welcoming focal point. Upstairs are three well-proportioned bedrooms, with the second bedroom giving access to a versatile loft room. The family bathroom features a freestanding bath and separate shower. The rear garden provides a private space with lawn and decking, complemented by a cabin featuring a kitchen and bathroom, with electricity, water and internet connected. A block-paved driveway offers off-road parking and access to the garage. Close to amenities, schools, and green spaces, this is an ideal home for modern family living.

1622 sq ft (150.8 sq m)





The living room

Positioned at the heart of the home, the living room offers a welcoming setting with a log burner creating a warm and inviting focal point. Alcove shelving provides considered storage and display space, while the generous layout accommodates comfortable seating for family and guests alike. Natural light flows through to the adjoining dining area, enhancing the sense of space and connection between the main living areas and the garden beyond.







The kitchen

The kitchen is a striking galley-style space designed with practicality and flow in mind. Contemporary cabinetry and open shelving create a sleek yet functional setting, complemented by durable surfaces that offer generous preparation areas. Thoughtful lighting enhances the room's atmosphere and highlights its clean lines, while the layout allows easy movement through to the dining area and garden beyond, making it an ideal space for cooking and everyday living.





The dining room

Set within the rear extension, the dining room offers an inviting space that connects the home with the garden. Large windows and glazed doors draw in natural light, framing views of the outdoor greenery and creating a bright and uplifting setting for meals and gatherings. The vaulted ceiling adds a sense of openness, while the layout encourages easy access to both the kitchen and terrace, making this an ideal area for relaxed dining and entertaining.



The utility and cloakroom

The utility room offers a practical and extended workspace, providing valuable storage and preparation areas that support the main kitchen. Its layout makes excellent use of space, with room for appliances and access to the cloakroom beyond. The cloakroom includes a wash basin and WC, offering everyday convenience and completing the functionality of the ground floor.





The hallway and office

The entrance hall provides an impressive introduction to the home, offering a generous space that functions as a second reception area. Its layout allows access to the main living areas and creates a welcoming flow through the ground floor. From here, a doorway leads into the office, a thoughtfully converted area providing an ideal setting for home working or study, complete with practical storage and a quiet atmosphere, with access to the garage.





The landing

The landing provides a light and comfortable space connecting the first-floor rooms. A window allows natural light to fill the area, giving it a bright and open feel. The layout offers easy access to all three bedrooms and the family bathroom, with a practical flow that enhances the sense of space throughout the upper floor.



The primary bedroom

The primary bedroom is a generous double overlooking the rear garden, offering a peaceful outlook and a bright setting. A wide window allows ample natural light to fill the room along with a feature fireplace adding to its charm. Built-in storage ensures practical use of space and the layout comfortably accommodates additional furnishings and creates a calm retreat within the home.





The second bedroom

The second bedroom is a comfortable double positioned at the front of the property, offering a bright and well-proportioned space. A large window allows plenty of light to fill the room, while the layout provides flexibility for various furniture arrangements. A loft ladder leads to the converted attic room, adding further practicality and versatility to this part of the home.





Accessed via a fitted ladder from the second bedroom, the loft room provides a versatile additional space with a skylight allowing natural light to enter. Its layout offers flexibility for use as a study, hobby room or informal sitting area, while the sloped ceiling adds character and a cosy feel. This area extends the home's functionality and makes excellent use of the upper floor.





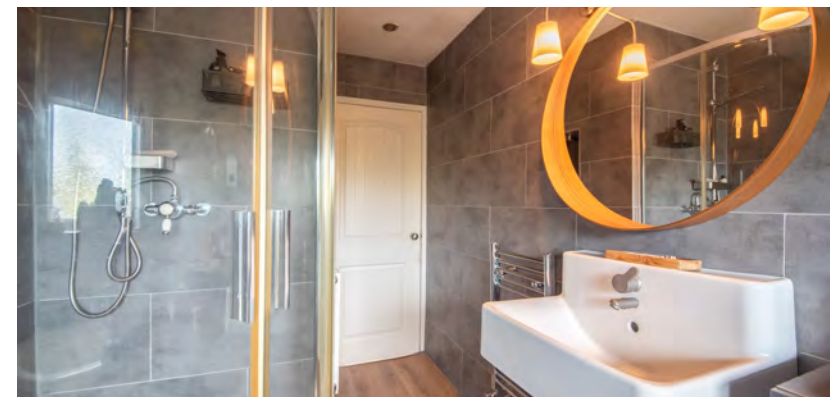
The third bedroom

The third bedroom is a well-proportioned single offering a comfortable and practical space. A large front-facing window allows light to fill the room, creating an airy atmosphere. The layout provides flexibility for use as a bedroom, dressing room or study, making it a useful addition to the home's accommodation.



The bathroom

The family bathroom is fitted with a freestanding bath, a separate shower enclosure, a wash basin and a WC. A frosted window provides privacy while allowing light to filter through, complementing the dark tiled walls and wood-effect flooring. The space is both stylish and practical, designed to offer comfort and functionality for everyday use.





The cabin

Situated at the end of the garden, the cabin offers a self-contained living space complete with its own kitchen and bathroom facilities. Fully insulated and fitted with electricity, water and internet, it provides excellent versatility for use as guest accommodation, a home office or a studio. French doors open to the garden, creating a pleasant outlook and easy access to the outdoor seating area.



The garden

The rear garden offers a private and well-designed outdoor area that perfectly complements the home. A combination of decking and lawn provides defined zones for dining, entertaining and relaxation, while established planting adds greenery and privacy. A covered seating area creates an inviting spot for year-round enjoyment, with the cabin positioned at the far end of the garden to complete this attractive and versatile space.



The driveway and parking

To the front of the property, a block-paved driveway provides convenient off-road parking and access to the garage. The frontage is attractively presented with established planting that adds greenery and kerb appeal, offering a welcoming approach to the home.

Location

Situated within the sought-after residential area of Kingshurst, this property enjoys a peaceful yet well-connected position. Kingshurst forms part of the Metropolitan Borough of Solihull and lies approximately ten miles east of Birmingham city centre, offering an excellent balance between suburban living and city accessibility.

The area provides a range of everyday amenities including local shops, cafés and a Co-operative store within the village centre. Babbs Mill Local Nature Reserve is close by, offering scenic walks, open spaces and a lake, while Kingshurst Park provides additional green areas ideal for recreation and family activities. Families benefit from a selection of well-regarded schools nearby, including Kingshurst Primary School and Tudor Grange Academy Kingshurst, both known for their strong reputations and convenient proximity.

Transport links are excellent, with regular bus routes connecting to Birmingham, Solihull and surrounding districts. The motorway network, including the M6 and M42, can be easily accessed for travel across the region, and Birmingham International Airport and train station are only a short drive away, providing national and international connections.

Services

The property benefits from mains gas, electricity, water and drainage.

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Council Tax

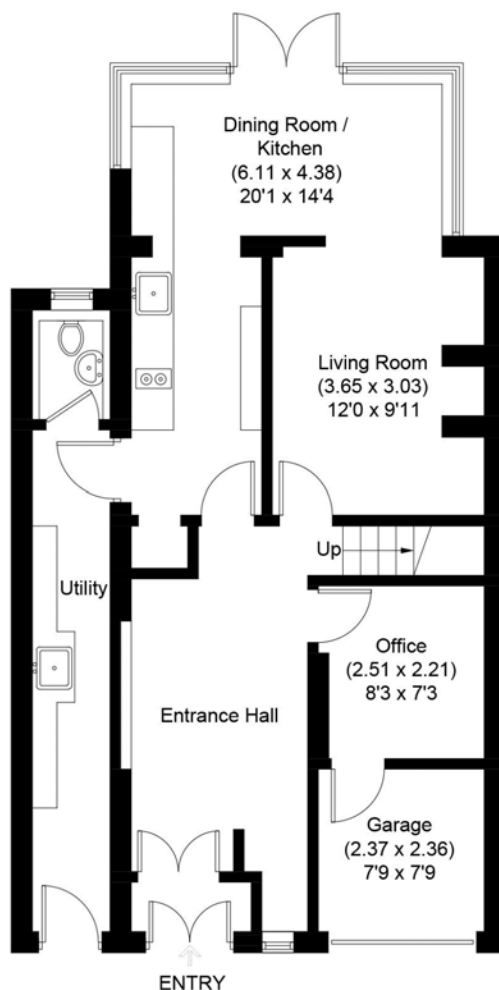
The Council Tax for this property is Band C





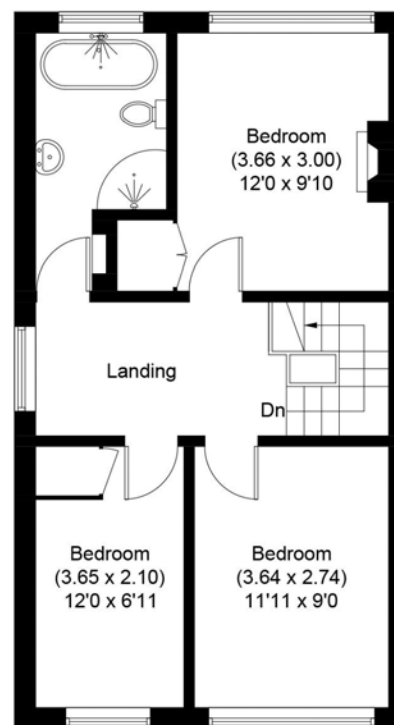
Hillside Drive

Approximate Gross Internal Area
Ground Floor = 71.4 sq m / 768 sq ft
(Including Garage)
First Floor = 47.7 sq m / 513 sq ft
Loft Room = 10.6 sq m / 114 sq ft
Cabin = 21.1 sq m / 227 sq ft
Total = 150.8 sq m / 1622 sq ft

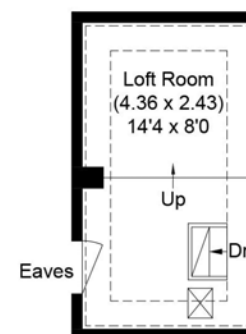


Ground Floor

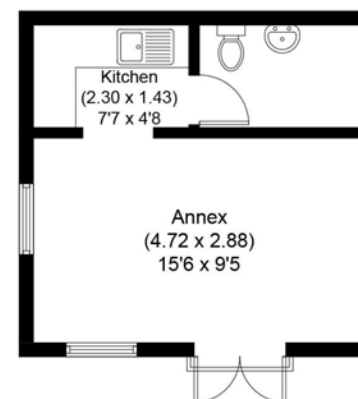
[Dashed box] = Reduced headroom below 1.5m / 5'0



First Floor



Loft Room



(Not Shown In Actual Location / Orientation)

Cabin

Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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