



Hillfield Hall Court, Solihull, B91 3FE

Offers in excess of £675,000



Sixteenth Century Grade II Listed Cottage forming part of the Hillfield Hall estate, having attractive character features throughout this highly versatile accommodation comprises to the ground floor entrance hallway with a useful storage cupboard and stairs rising to the first floor, fully fitted kitchen with a window to the front and side elevation making this room boast natural light, open plan lounge dining room boasting multiple feature windows providing an abundance of light into the lounge area, with a door to the rear Garden. The characterful property also benefits from a second lounge/snug area, study which provides the opportunity for a downstairs fourth bedroom which it is currently being used for. Flowing to the upstairs there are three good size bedrooms with the master bedroom benefitting from an en suite and a family bathroom, to the outside there is a beautifully maintained front and rear garden and the residents of this development also have the added benefit of sharing the exclusive access to the mature paddock which is just a short walk from the property. There are also two parking spaces under an undercover carport and an extra additional parking space.

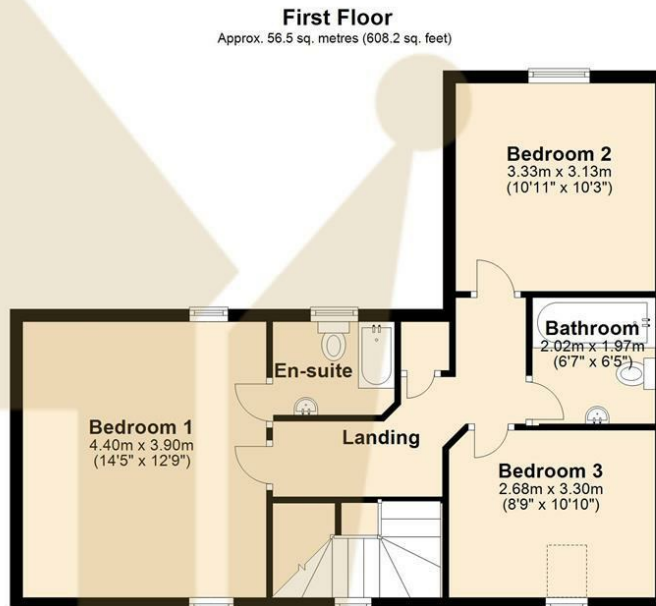
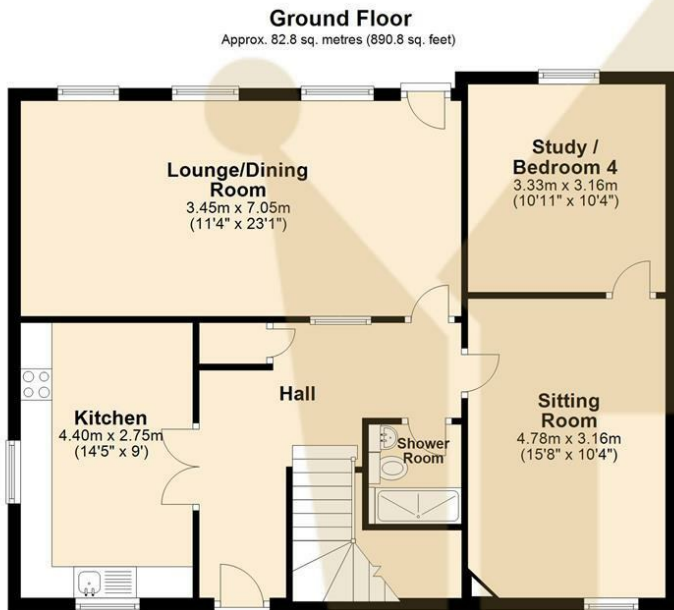
Location : Solihull offers a range of excellent amenities which includes the popular Touchwood Shopping Centre (1.5 miles approx), Tudor Grange Swimming Pool/Leisure Centre (1.5 miles away approx), There is both Public and Private schools for both boys and girls, this property is in the catchment for Tudor Grange Academy. Plus a range of services including commuting train services from walking distance to Widney Manor train station as well as Solihull Station to Birmingham (8 miles) and London Marylebone. Birmingham International Airport (7.3 miles approx), and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



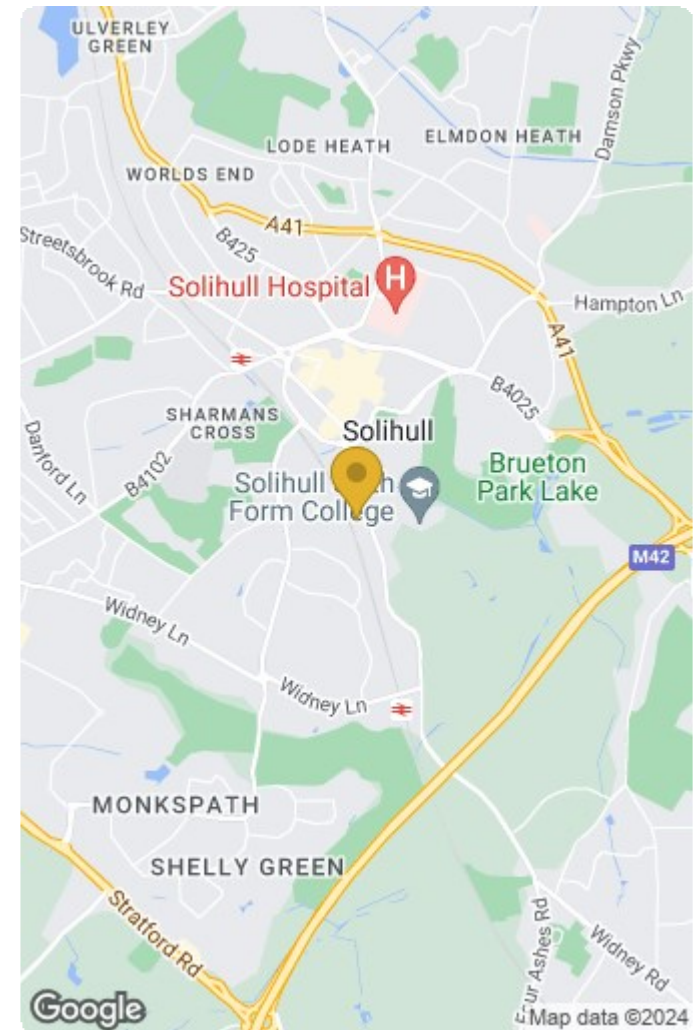
Hall	
Kitchen	14'5" x 9'0" (4.40m x 2.75m)
Lounge / Dining Room	11'3" x 23'1" (3.45m x 7.05m)
Sitting Room	15'8" x 10'4" (4.78m x 3.16m)
Study / Bedroom Four	10'11" x 10'4" (3.33m x 3.16m)
Shower Room	
Landing	
Bedroom One	14'5" x 12'9" (4.40m x 3.90m)
En-suite	
Bedroom Two	10'11" x 10'3" (3.33m x 3.13m)
Bedroom Three	8'9" x 10'9" (2.68m x 3.30m)
Bathroom	6'7" x 6'5" (2.02m x 1.97m)







Total area: approx. 139.3 sq. metres (1499.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	