



Hillfield Cottage, Widney Lane, B91 3JY

Sale Price - Offers in Excess of £475,000



**Love
Property Co.**

Hillfield Cottage

275 Widney Lane, Solihull, B91 3JY

TENURE Freehold
EPC Rating: D
COUNCIL TAX Band G

This must be viewed 1447 sq.feet rare and unique three bedroom detached character cottage with ample off road parking. Located close to local amenities and with M42 motorway link close by.

Property Overview This must be viewed 1447 sq.feet rare and unique three bedroom detached character cottage with ample off road parking. Located close to local amenities and with M42 motorway link close by. Benefiting from partial double glazing, gas central heating and comprising of entrance hallway with fitted storage, downstairs refitted shower room, lounge with feature fireplace and bi-folding door to rear garden, dining room with feature fireplace place, refitted breakfast kitchen with granite work surfaces and access to rear garden, reception hallway with staircase to first floor and access to rear garden, three good size bedrooms and family bathroom to first floor and landscaped rear garden with patio/terrace and access to front of property.

Property Location - The cottage was previously an old schoolhouse and dates back to pre-1888. Surrounding land was originally a mixture of pasture, arable, meadow and rough which is now the residential developments of Whitefields Road, Widney Lane and Hillfield Road. The distinct line of mature trees and hedgerow running parallel to Widney Lane defines the original narrow rectangular plot within which the Cottage. Widney Lane is reportedly an ancient road, described in 1494 as the 'kings highway' leading from 'Sherley to Shelley'. Name of premises 'Hillfield Cottage' associates building with a particular area of the Borough as well as Hillfield Hall and Hillfield Farmhouse both of which are within a relatively short distance of the Cottage.



PROPERTY MEASUREMENTS:

LOUNGE –

14' 11" x 13' 1" (4.54m x 4.00m)

DINING AREA –

14' 11" x 13' 1" (4.54m x 4.00m)

BREAKFAST KITCHEN –

12' 1" x 13' 11" (3.68m x 4.23m)

DOWNSTAIRS SHOWER ROOM –

6'11" x 8' 4" (2.12m x 2.55m)

BEDROOM ONE –

15' 6" x 13' 1" (4.72m x 4.00m)

BEDROOM TWO –

15' 6" x 13' 1" (4.72m x 4.00m)

BEDROOM THREE –

11' 10" x 8' 10" (3.61m x 2.80m)

BATHROOM –

8' 10" x 9' (2.69m x 2.75m)

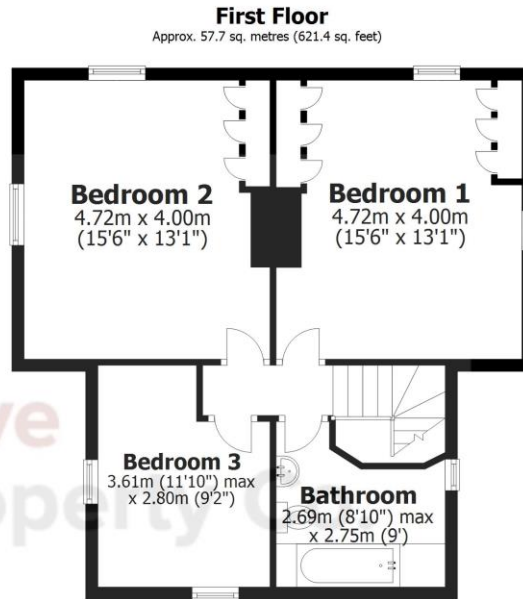
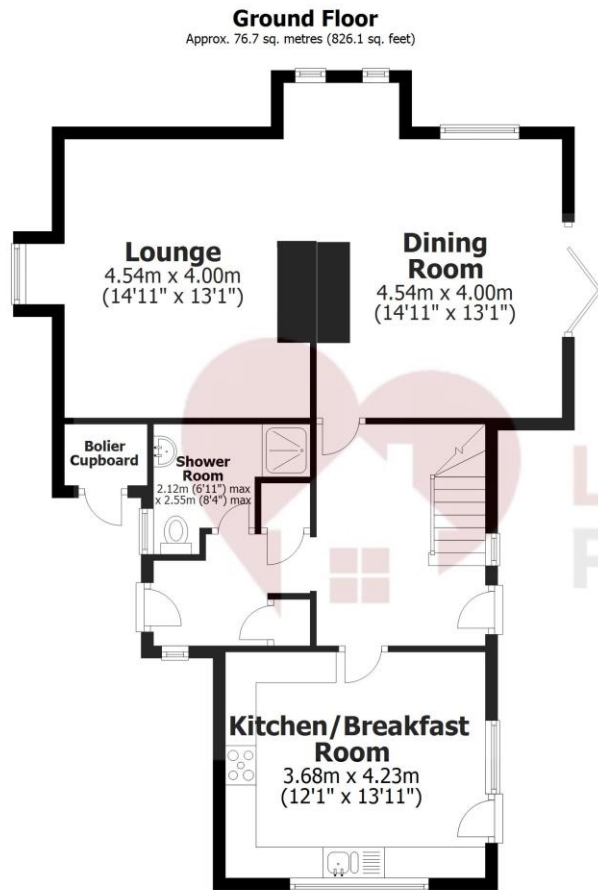
Total Square Footage

1447.5 sq. Feet (134.5 sq. metres) approx.



MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Total area: approx. 134.5 sq. metres (1447.5 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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