



- An Immaculately Presented Detached Family Home
- Extended Re-Fitted Breakfast Kitchen
- Four Good Sized Bedrooms
- Extended Open Plan Lounge/Dining Room

Langtree Avenue, Hillfield, Solihull, B91 3YJ

£715,000

An immaculately presented detached family home built to Bryant's popular "Improved Malden" design and situated in a most sought after location facing onto open parkland. Offering spacious accommodation comprising an extended open plan lounge/dining room, extended and re-fitted breakfast kitchen, re-fitted utility room, guest W.C., study, master bedroom with modern en-suite bathroom, three further good size bedrooms, modern family bathroom, landscaped rear garden, double garage and ample off road parking



Property Description

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 Shelley 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.

The property is set back from the road behind a Creteprint driveway providing ample off road parking for several vehicles with planted shrub borders, security lighting, remote controlled spotlights, laid lawn and a composite front door with double glazed windows to either side leading into



Welcoming Entrance Hallway

With two ceiling light points, Karndean flooring with under floor heating, stairs leading to the first floor accommodation, under stairs storage cupboard and Oak door leading off to



Extended Open Plan Lounge/Dining Room

30' 5" x 12' (9.27m x 3.66m) With a UPVC double glazed bay window to front elevation and a UPVC double glazed picture window and UPVC double glazed bi-fold doors to rear, feature Limestone fireplace with living flame effect gas fire, under floor heating, wall and ceiling light points, coving to ceiling and Oak door to



Extended and Re-Fitted Breakfast Kitchen to Rear

20' 2" max x 15' 9" max (6.15m max x 4.8m max) Being re-fitted with a comprehensive range of wall, base and drawer units with a Quartz work surface and breakfast bar over incorporating a sink and drainer unit with a contemporary mixer tap over, further incorporating a 4 ring De Dietrich induction hob. Integrated De Dietrich oven and grill and combination microwave, large integrated corner fridge, integrated dishwasher, integrated freezer, Karndean flooring with under floor heating, ceiling spot lights, a UPVC double glazed window to the rear aspect, double glazed tri-fold doors leading to rear garden and Oak doors to the hallway and to



Re-Fitted Utility Room

6' 5" x 5' 7" (1.96m x 1.7m) Being re-fitted with a range of wall and base units with a work surface over incorporating a sink and mixer tap. Full height larder unit, space and plumbing for washing machine and tumble dryer, UPVC double glazed obscure door to side, Karndean flooring with under floor heating, concealed wall mounted gas central heating boiler and ceiling spot lights

Modern Guest W.C

Accessed via an Oak door and being re-fitted with a modern white suite comprising a low flush WC and wall mounted wash hand basin. Obscure UPVC double glazed window, tiling to splash back areas, Karndean flooring, chrome heated towel rail and ceiling spot lights

Study to Front

9' 8" x 6' 11" (2.95m x 2.11m) Accessed via an Oak door with a UPVC double glazed window to front elevation, Karndean flooring with under floor heating and a ceiling light point

Gallery Landing

With a UPVC double glazed window to front, access to a boarded and insulated loft space with lighting via a drop down ladder, ceiling light point and Oak door leading to

Master Bedroom to Rear

13' 7" x 10' 8" (4.14m x 3.25m) With two UPVC double glazed windows to rear elevation, a comprehensive range of fitted wardrobes, cupboards, drawers and a slide out TV stand, radiator, ceiling light point and an Oak door to

Modern En-Suite Bathroom

Being re-fitted with a modern white suite comprising of a large walk in shower enclosure with power shower, panelled spa bath with shower attachment, vanity wash hand basin and a low flush W.C. Fitted mirror with shaver point and light point over, chrome heated towel rail, tiling to splash prone areas and floor with electric under floor heating, ceiling spot lights and an obscure double glazed window

Bedroom Two to Rear

12' 4" x 10' 8" (3.76m x 3.25m) With two UPVC double glazed windows to rear elevation, radiator and ceiling light point

Bedroom Three to Front

10' 7" x 7' 10" (3.23m x 2.39m) With a UPVC double glazed window to front elevation, wall to wall fitted wardrobes, slide out TV stand, radiator and ceiling light point

Bedroom Four to Front

9' 1" x 6' 10" (2.77m x 2.08m) With a UPVC double glazed window to front elevation, radiator and wall light point

Modern Family Bathroom

Accessed via an Oak door and being re-fitted with a modern white suite comprising of a walk in shower enclosure with power shower, panelled bath, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, shaver point, tiling to splash prone areas and floor with electric under floor heating, ceiling spot lights and an obscure double glazed window

Landscaped South/Easterly Facing Rear Garden

Being mainly laid to lawn with paved patio area, gated side access, 2 x 2 gang weatherproof external sockets, security lighting, cold water tap, planted borders and panelled fencing to boundaries

Double Garage

With an electric roller shutter door for vehicular access with remote controlled spotlights over, boarded eaves storage space accessed via a drop down ladder, lighting, double glazed windows to side and rear aspects, courtesy door to rear with security lighting over and a cold water tap and power point to both front and rear access doors

Solar Panels

The property further benefits from 4kw solar photo voltaic panels

Tenure

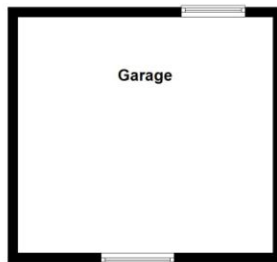
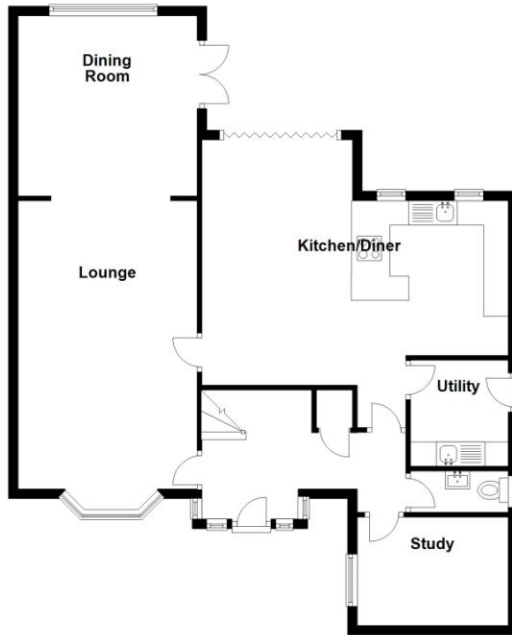
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | 65 | 77 |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



Ground Floor

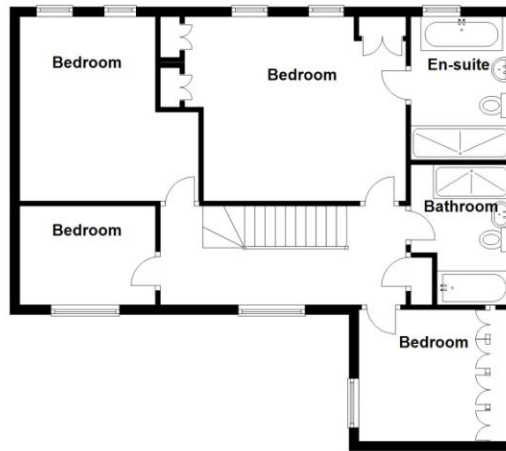
Approx. 113.6 sq. metres (1222.4 sq. feet)



Total area: approx. 182.1 sq. metres (1960.2 sq. feet)

First Floor

Approx. 68.5 sq. metres (737.8 sq. feet)



316 Stratford Road, Shirley,
Solihull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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/tenants are advised to recheck the measurements.