



smarthomes

Oakwood Croft

Hillfield, Solihull, B91 3GT

- A Well Presented Mid Terrace Property
- Two Double Bedrooms
- Two Allocated Parking Spaces
- Currently Within Tudor Grange Academy Catchment

Offers Over £300,000

EPC Rating 70

Current Council Tax Band C





Property Description

Hillfield is a very sought after location with this property being just a ten minute walk from Solihull Town Centre. 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 currently falls within Tudor Grange Academy School catchment.

The property is not over-looked and is set back from the road in a quiet cul-de-sac behind an attractive lawned and shrubbery for garden with paved pathway extending to canopy porch with composite front door leading through to



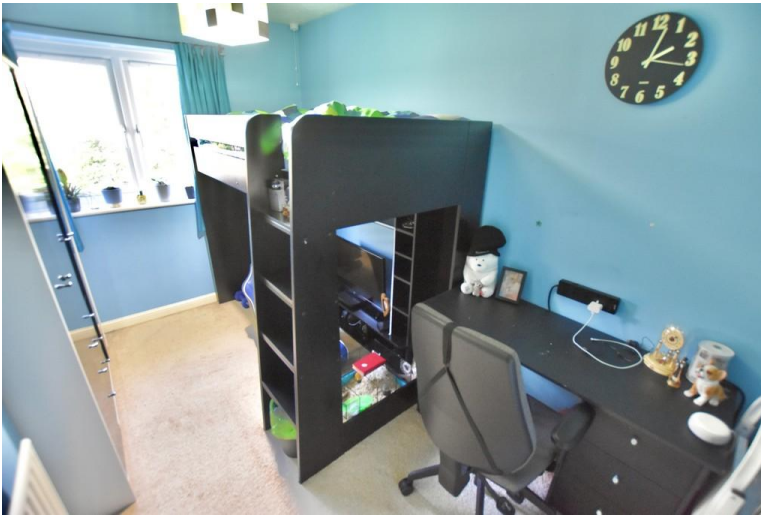
Entrance Hallway

With ceiling light point, wood effect flooring, stairs leading to the first floor accommodation and doors leading off to



Kitchen to Front

8' 10" x 6' 11" (2.69m x 2.11m) Being fitted with a range of high gloss wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, ceiling light point, tiled flooring, wall mounted Potterton boiler and double glazed window to front elevation



Lounge Diner to Rear

13' 5" x 12' 10" (4.09m x 3.91m) With double glazed window and door leading out to the rear garden, ceiling light point, radiator, useful under-stairs storage cupboard and feature electric fireplace

Accommodation on the First Floor

Landing

With loft access, ceiling light point and doors leading off to

Bedroom One to Front

12' 10" x 11' 10" (3.91m x 3.61m) With two double glazed windows to front elevation, radiator, ceiling light point, built-in wardrobe and airing cupboard



Bedroom Two to Rear

11' 2" x 6' 7" (3.4m x 2.01m) With double glazed window to rear elevation, radiator and ceiling light point



Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over, low flush WC and pedestal wash hand basin, with tiling to water prone areas, wood effect flooring, obscure double glazed window to rear, radiator and ceiling light point

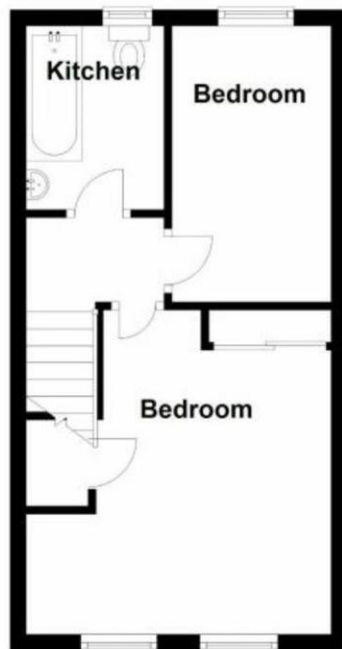
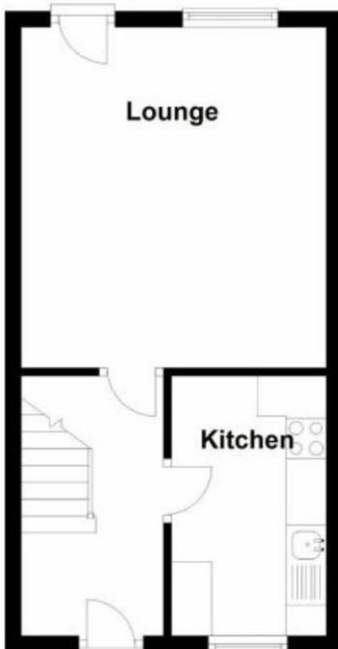
Rear Garden

A private rear garden being mainly laid to lawn with paved patio, fencing to boundaries, timber shed and gated access to two allocated parking bays



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. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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 are advised to recheck the measurements.