



smarthomes

## Kinsham Drive

Hillfield, Solihull

- A Beautifully Presented Semi Detached Property
- One Double Bedroom With Fitted Wardrobes
- Kitchen
- Re-Fitted Shower Room

**£265,000**

Current EPC Rating - 67 (D)

Current Council Tax Band - A

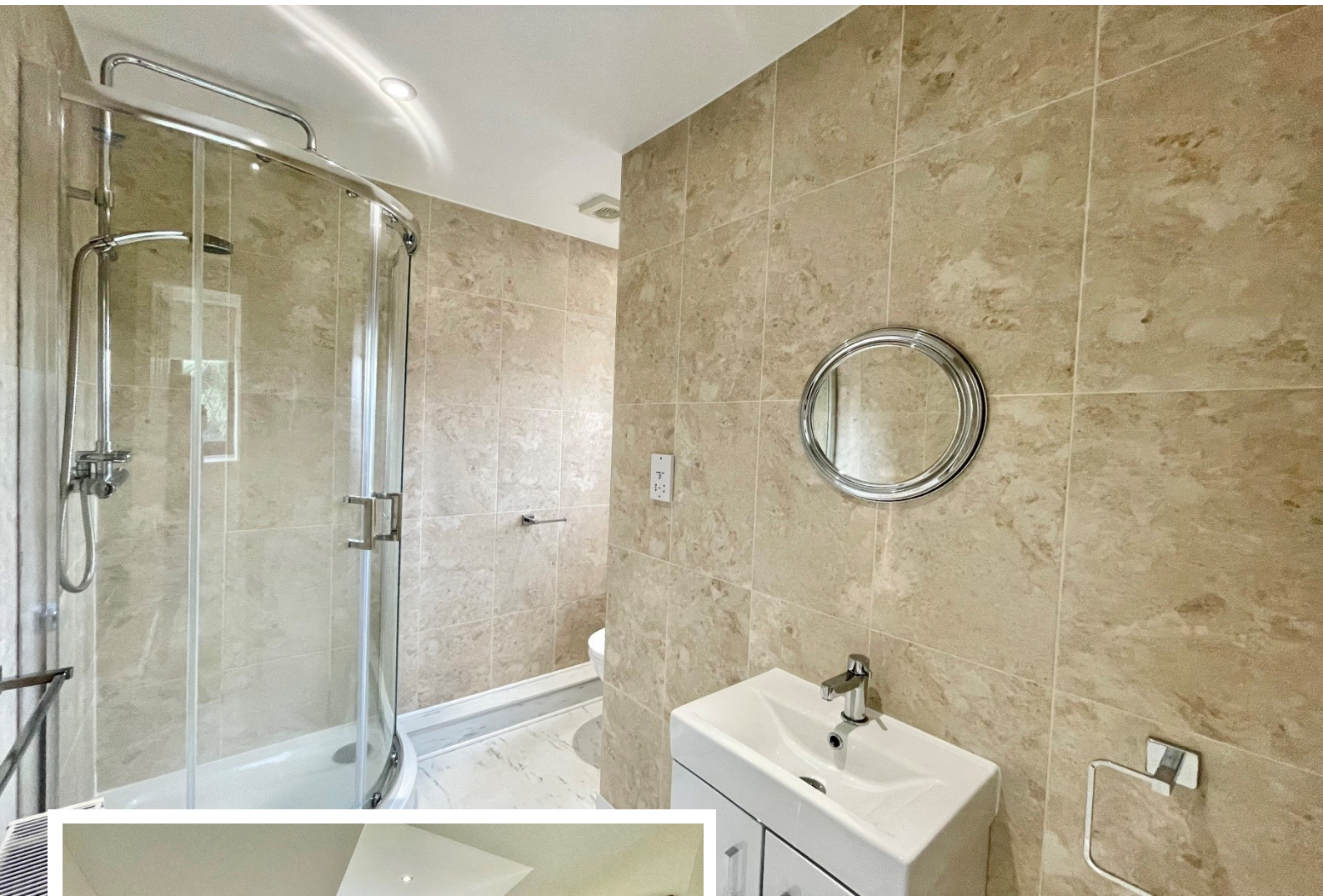




## Property Description

A beautifully presented semi detached property in a convenient location benefiting from attractive lounge, kitchen, re-fitted shower room, one double bedroom with fitted wardrobes, a South/Westerly facing rear garden and planning approval for a double storey rear extension comprising of a dining room and extra bedroom

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.



## Rooms & Measurements

Attractive Lounge- 3.35m x 3.18m (11'0" x 10'5")

Kitchen - 3.18m x 2.59m (10'5" (max) x 8'6" (max)

Bedroom- 3.76m x 3.18m (12'4" x 10'5")

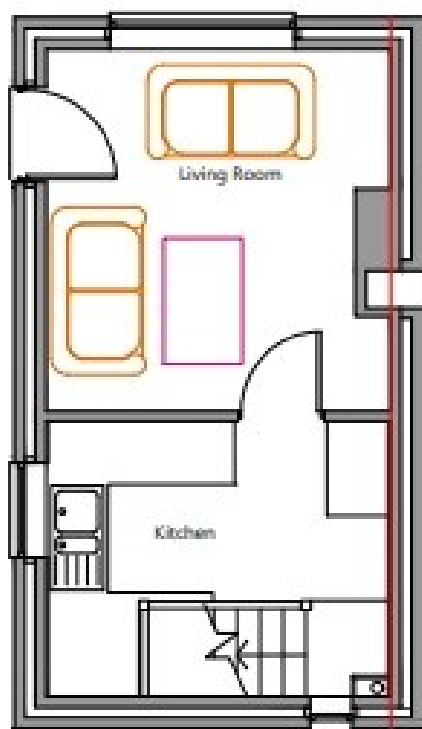
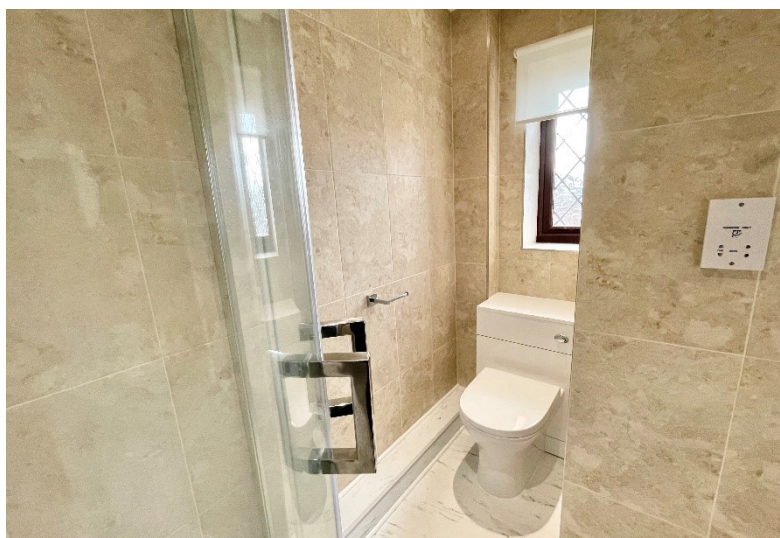
Kitchen - 3.18m x 2.59m (10'5" (max) x 8'6" (max)

Bedroom 3.76m x 3.18m (12'4" x 10'5")

Re-Fitted Shower Room - 1.24m x 2.21m (4'1" (min) x 7'3")

### Tenure

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



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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 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 are advised to recheck the measurements.