



smarthomes

Charterhouse Drive

Hillfield, Solihull, B91 3FH

- A Beautifully Presented End-Terrace Family Home
- Three Bedrooms
- Re-Fitted Breakfast Kitchen
- Spacious Conservatory

Offers Over £400,000

EPC Rating - C

Current Council Tax Band - D





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 main road behind a shared driveway leading to a further tarmac driveway providing ample off road parking. There is a laid lawn area, planted shrubs and bushes and a paved footpath leading to a storm porch with a composite front door leading into

Entrance Hallway

With ceiling light point, radiator, door to lounge and door leading off to



Guest W.C

Being fitted with suite comprising a low flush W.C and a corner wash hand basin. Obscure UPVC double glazed window to front, tiling to splash back areas, fitted shelving, radiator and ceiling light point

Lounge to Front

16' 4" x 12' 1" (5m x 3.7m) With UPVC double glazed bay window to front elevation with fitted shutters, two wall mounted radiators, ceiling spot lights, wooden flooring, stairs rising to first floor, under stairs storage cupboard and door to



Re-Fitted Breakfast Kitchen to Rear

14' 9" x 8' 6" (4.5m x 2.6m) Being re-fitted with a range of wall, base and drawer units with a granite work surface over incorporating an inset sink and drainer unit with mixer tap over, further incorporating a 4 ring Neff induction hob. Integrated eye level Neff double oven and grill, fridge/freezer and dishwasher. Feature splashback, radiator, ceiling spot lights, a single glazed window to the rear aspect and double glazed bi-fold doors leading to conservatory. (Please note replacement flooring is to be installed prior to completion)



Spacious Conservatory

14' 5" x 10' 5" (4.4m x 3.2m) With double glazed windows, glass roof with blinds, tiled flooring with under floor heating, radiator and double glazed French doors leading out to the rear garden

Landing

With ceiling light point, UPVC double glazed window to side, loft hatch, airing cupboard and doors leading off to

Bedroom One to Front

11' 9" x 8' 2" (3.6m x 2.5m) With double glazed window to front elevation, radiator, built in double wardrobe and ceiling light point

Bedroom Two to Rear

8' 2" x 7' 10" (2.5m x 2.4m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobe with mirrored sliding doors





Bedroom Three to Front

8' 10" x 6' 2" (2.7m x 1.9m) With double glazed window to front elevation, radiator, over stairs storage cupboard and ceiling light point

Family Bathroom to Rear

6' 2" x 5' 10" (1.9m x 1.8m) Being fitted with a modern white suite comprising of an adapted bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation



Delightful Wrap Around Rear Garden

Being mainly laid to lawn with paved patio areas, a variety of mature shrubs and bushes, hedgerow borders, timber framed shed, gated side access, security lighting and a single glazed door leading to

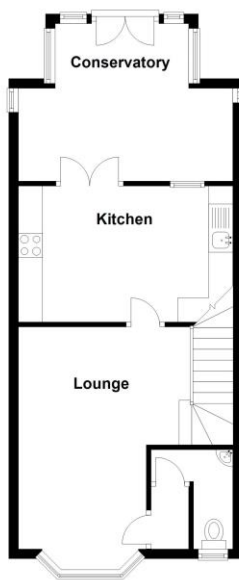
Garage

17' 4" x 8' 2" (5.3m x 2.5m) Located at the side of the property with an up and over door to property frontage, eaves storage, cold water tap, ceiling light point, a wall mounted gas central heating boiler, space and plumbing for washing machine and tumble dryer and a range of wall and base units with a fitted work surface over

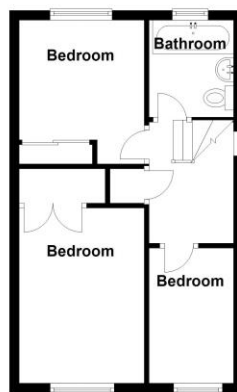
Tenure

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 Nigel Hodges. Current council tax band - D

Ground Floor
Approx. 46.5 sq. metres (500.8 sq. feet)



First Floor
Approx. 33.5 sq. metres (360.9 sq. feet)



Total area: approx. 80.1 sq. metres (861.7 sq. feet)