



## Habberley Croft

Hillfield, Solihull

- A Spacious & Well-Presented Detached Family Home
- Four Good Sized Bedrooms
- Re-Fitted Breakfast Kitchen
- Currently Within Tudor Grange Catchment Academy

**Offers Over £650,000**

Current EPC Rating 71 (C)  
Current Council Tax Band F



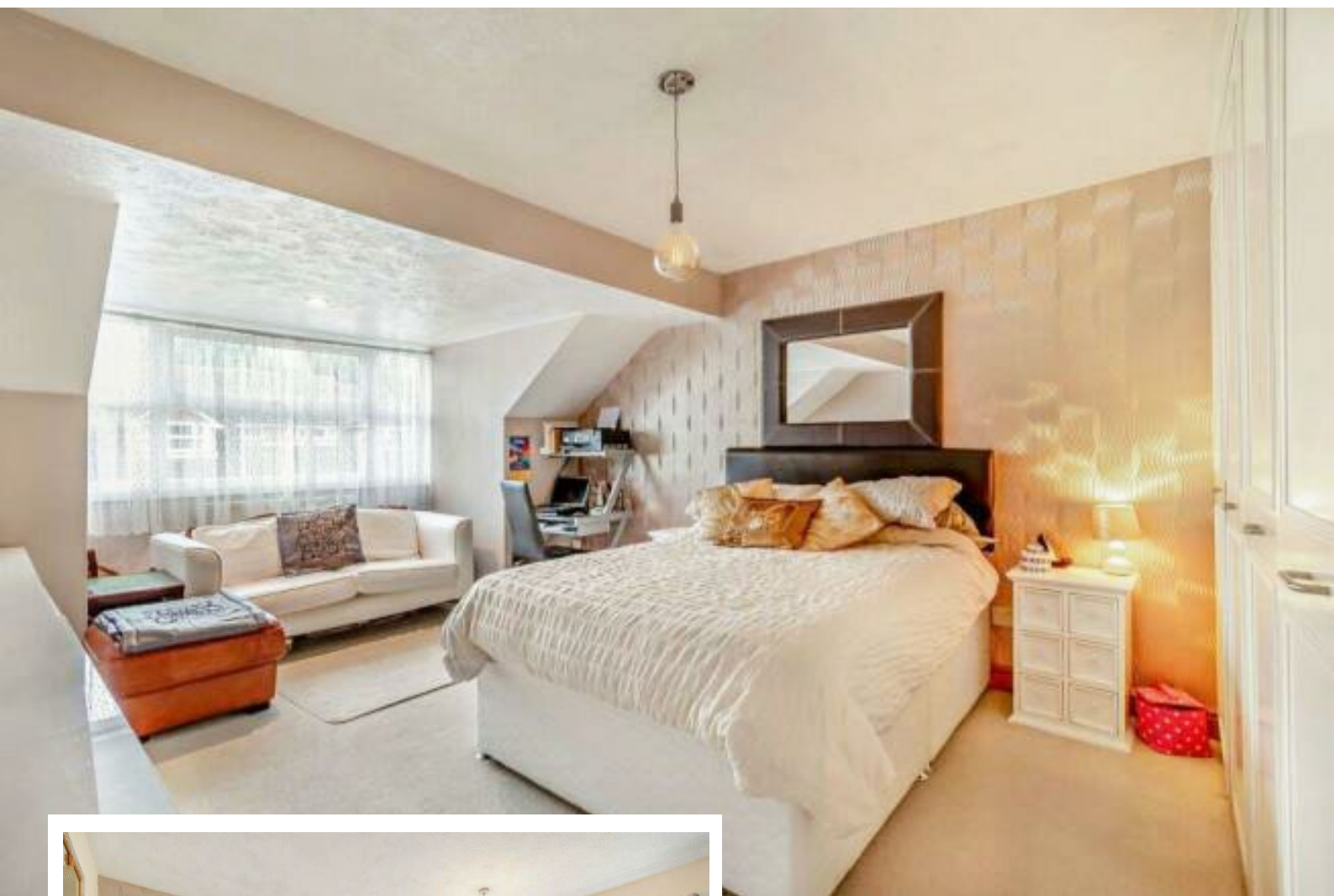




## Property Description

A spacious and well presented detached family home situated in a most sought after location and currently sitting within Tudor Grange Academy catchment. Offering accommodation comprising a spacious lounge, dining room, re-fitted breakfast kitchen, guest W.C, master bedroom with en-suite shower room, three further good size bedrooms, re-fitted family shower room, private rear garden, integral garage and driveway parking

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.



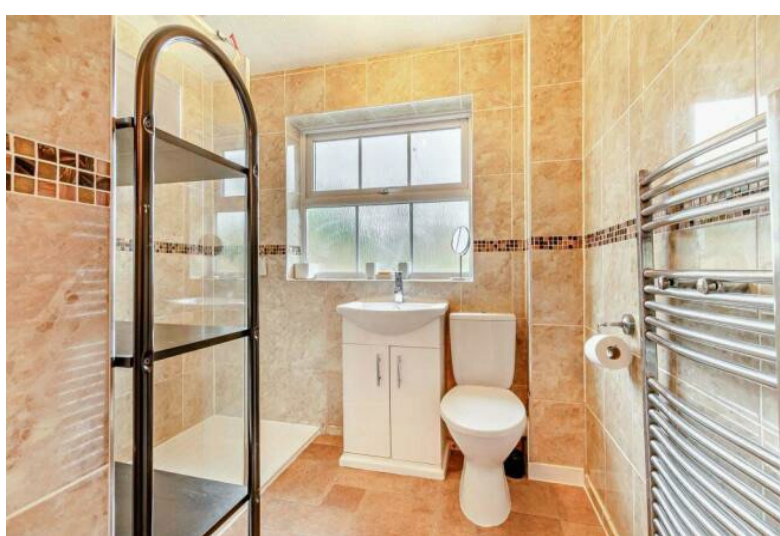
## Rooms & Measurements

Spacious Lounge to Front 19' 4" x 11' 8" (5.89m x 3.56m)  
 Dining Room to Rear 13' 7" x 9' 9" (4.14m x 2.97m)  
 Re-Fitted Breakfast Kitchen to Rear 18' 10" x 13' 7" max (5.74m x 4.14m max)  
 Guest WC  
 Bedroom One to Front 18' 3" x 11' 10" (5.56m x 3.61m)  
 En-Suite Shower Room to Front  
 Bedroom Two to Rear 12' 11" x 11' 8" (3.94m x 3.56m)  
 Bedroom Three to Rear 10' 11" x 8' 3" (3.33m x 2.51m)  
 Dual Aspect Bedroom Four 9' 10" x 8' 2" (3m x 2.49m)  
 Re-Fitted Family Shower Room to Rear  
 Integral Garage 17' 6" x 7' 11" (5.33m x 2.41m)

### Tenure

We are advised by the vendor that the property is currently leasehold with approx. 62 years remaining on the lease however will be freehold upon completion 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 - F





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 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.