



## Walton Croft

Hillfield, Solihull

- A Beautifully Presented Four Bedroom Detached Family Home
- Re-Fitted Breakfast Kitchen, Formal Lounge & Dining Room
- En-Suite Shower Room & Family Bathroom
- Landscaped Rear Garden & Double Garage

**£659,950**

Current EPC Rating - C  
Current Council Tax Band - F





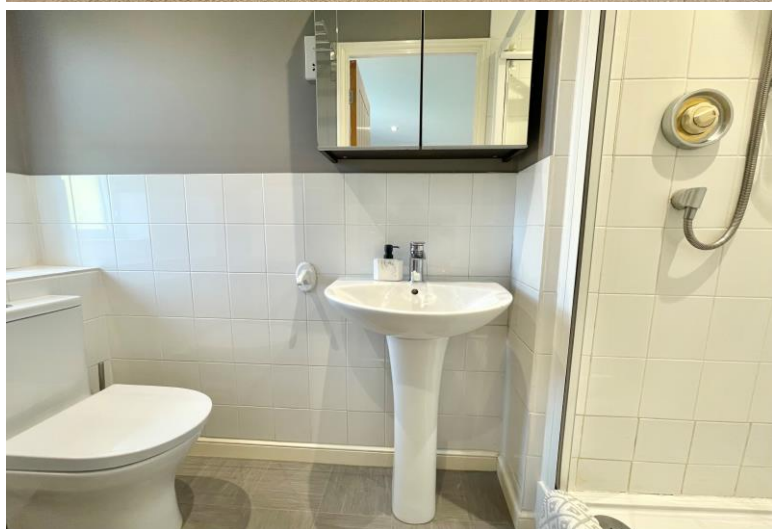


## Property Description

A beautifully presented detached family home situated in a convenient location and benefiting from four bedrooms, spacious lounge, dining room to rear, dual aspect family breakfast kitchen, guest WC, utility, en suite to master, family bathroom, double garage and good sized landscaped rear garden

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

Dual Aspect Family Breakfast Kitchen 3.43m x 5.69m (11'3" x 18'8")

Utility Room to Rear 1.83m x 1.88m (6'0" x 6'2")

Attractive Spacious Lounge to Front 3.43m x 5.79m (11'3" x 19'0")

Dining Room to Rear 4.5m x 4.11m (14'9" x 13'6")

Bedroom One to Rear 3.2m x 3.71m (10'6" x 12'2")

En Suite Shower Room to Rear 0.97m x 2.31m (3'2" x 7'7")

Bedroom Two to Rear 2.62m x 3.48m (8'7" x 11'5")

Bedroom Three to Front 2.9m x 2.21m (9'6" (up to wardrobes) x 7'3")

Bedroom Four to Front 3.53m x 1.96m (11'7" x 6'5")

Family Bathroom to Rear 1.93m x 2.57m (6'4" x 8'5")

Double Garage 4.88m x 5.51m (16'0" x 18'1")

### Tenure

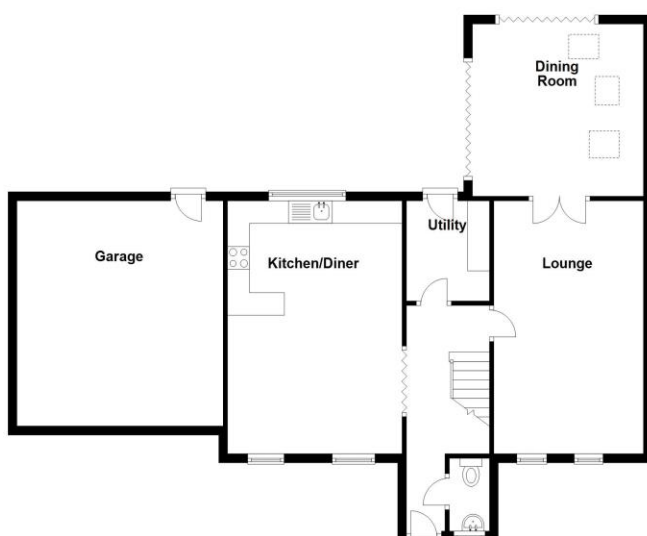
We are advised by the vendor that the property is freehold.  
We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – F





Ground Floor



First Floor



Total area: approx. 151.8 sq. metres (1633.5 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
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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 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.