



Oakwood Croft Hillfield, Solihull, B91 3GT

£285,000

EPC Rating - 70 Current Council Tax B<u>and - C</u>

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



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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

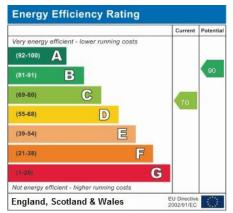
Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over, low flush WC and pedestal wash hand basin, with tiling to water prone areas, wood effect flooring, obscure double glazed window to rear, radiator and ceiling light point

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



316 Stratford Road Shirley Solihull West Midlands B90.3DN www.smart-homes.co.uk shirley@smart-homes.co.uk 0121 744 4144 Agents Note: Whilst every care has been taken to prepare these particulars, they are for juidance purposes only. We believe all information to be correct from the day of marketing iowever, we advise and recommend that your conveyancer and or surveyor verifies all nformation supplied. All measurements are approximate are for general guidance purposes inly 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.