



smarthomes

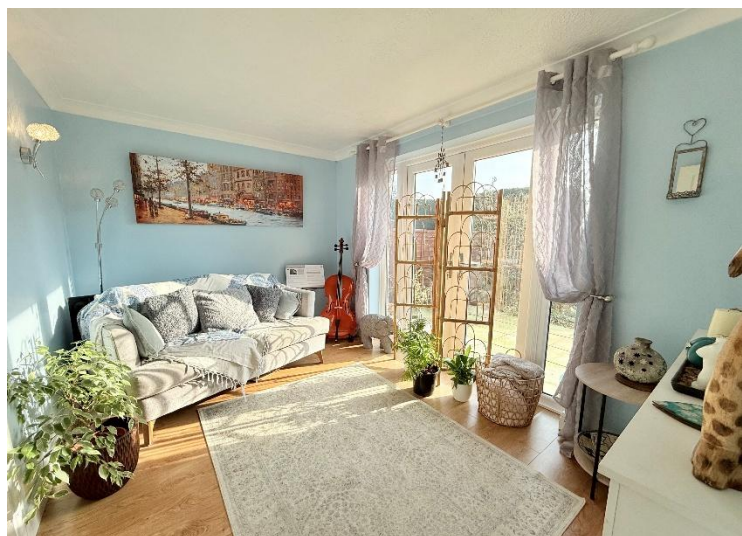
**Winthorpe Drive**

Hillfield, Solihull

- A Well Presented Five Bedroom Family Home
- Re-Fitted Kitchen & Two En-Suite Shower Rooms
- South Facing Rear Garden
- Two Reception Rooms

**£585,000**

Current EPC Rating - C  
Current Council Tax Band - E







## Property Description

A modern five bedroom detached family home currently situated in the Tudor Grange catchment area, with accommodation briefly affording two reception rooms, modern fitted kitchen, ground floor bedroom and en-suite shower room, four first floor bedrooms, further en-suite shower room, family bathroom, South facing rear garden and off-road 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

Lounge to Front 5.21m x 3.51m (17'1" (into bay) x 11'6")

Dining Room to Rear 3.53m x 2.57m (11'7" x 8'5")

Modern Fitted Kitchen to Rear 4.17m x 2.62m (13'8" x 8'7")

Ground Floor Bedroom Five to Front 4.75m x 2.29m (15'7" x 7'6")

En-Suite Shower Room to Side 1.24m x 2.13m (4'1" x 7'0")

Bedroom One to Front 3.56m x 3.58m (11'8" x 11'9")

En Suite Shower Room to Front 1.75m x 1.57m (5'9" (max) x 5'2")

Bedroom Two to Front 3.23m x 3.35m (10'7" x 11'0")

Bedroom Three to Rear 2.64m x 2.59m (8'8" x 8'6")

Bedroom Four to Rear 2.13m x 2.87m (7'0" x 9'5")

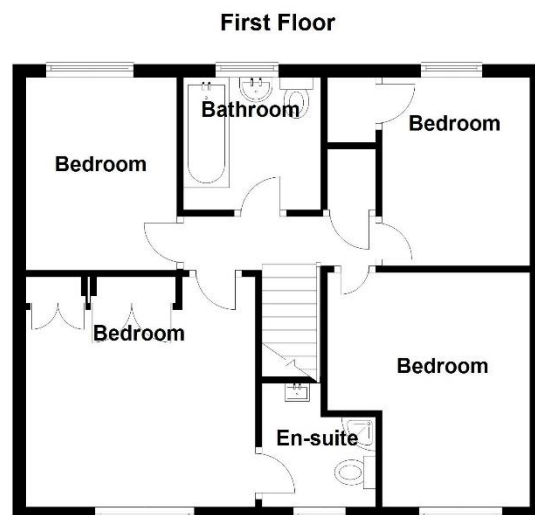
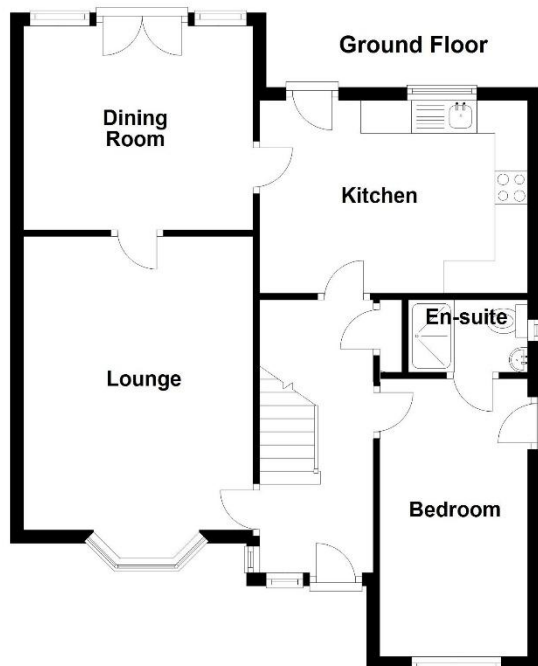
Family Bathroom to Rear 2.29m x 1.4m (7'6" x 4'7")

### 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 – E





Total area: approx. 110.5 sq. metres (1188.9 sq. feet)

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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.