



smarthomes

Shelsley Way

Hillfield, Solihull

- A Very Well Presented Semi-Detached Property
- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Study
- Southerly Facing Rear Garden

Offers Over £300,000

Current EPC Rating – 73 (C)
Current Council Tax Band – C

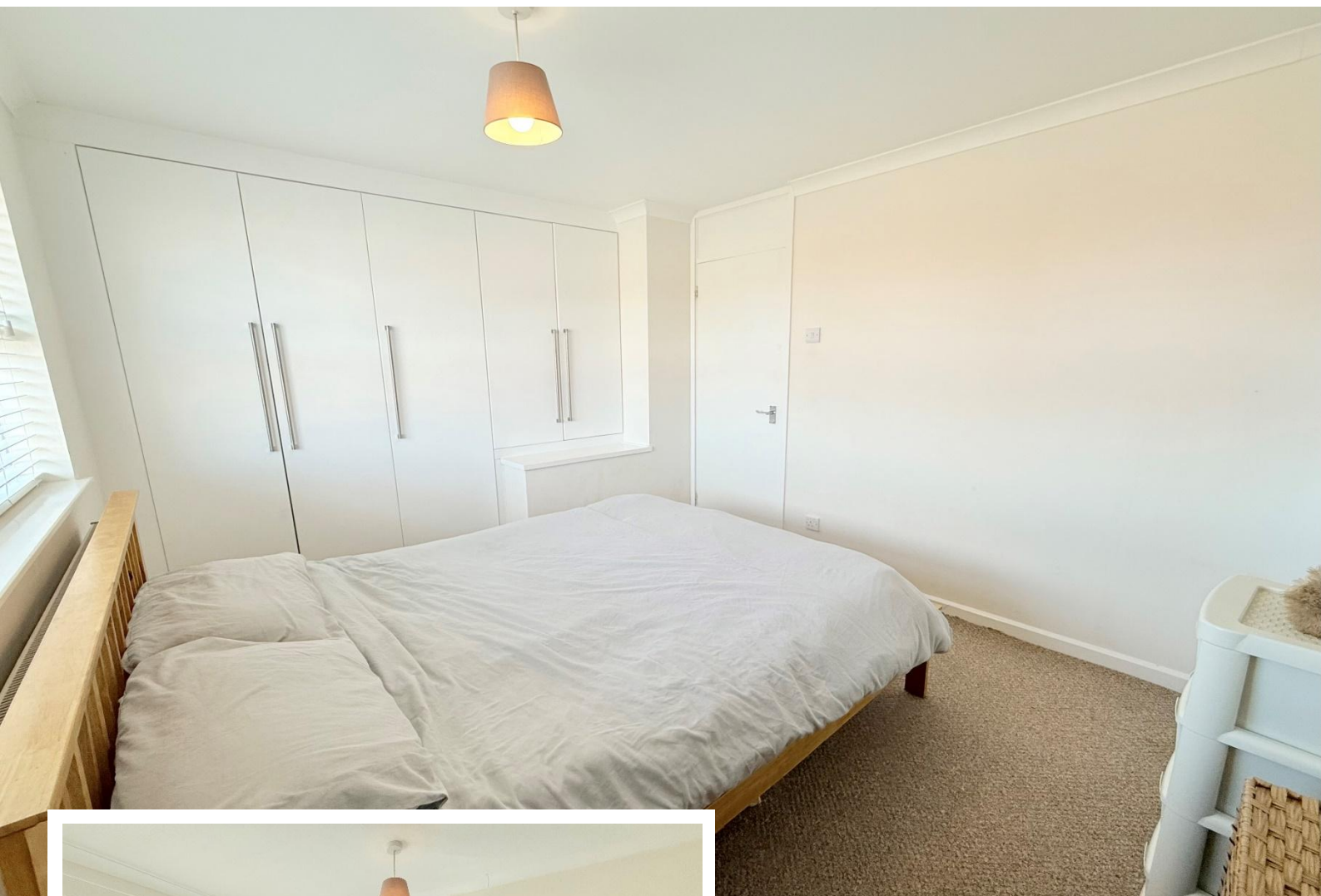




Property Description

Situated in a convenient location a very well presented semi detached property offering two double bedrooms, open plan lounge/kitchen, study, family bathroom, southerly facing rear garden, garage 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

Entrance Hall

Lounge Area to Front - 2.84m x 4.34m (9'4" x 14'3")

Kitchen Area to Rear - 3.96m x 1.78m (13'0" x 5'10")

Study to Rear - 2.44m x 2.34m (8'0" x 7'8")

Garage - 4.98m x 2.39m (16'4" x 7'10")

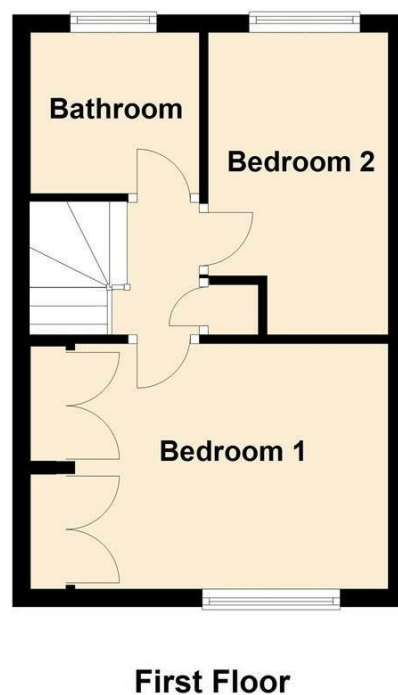
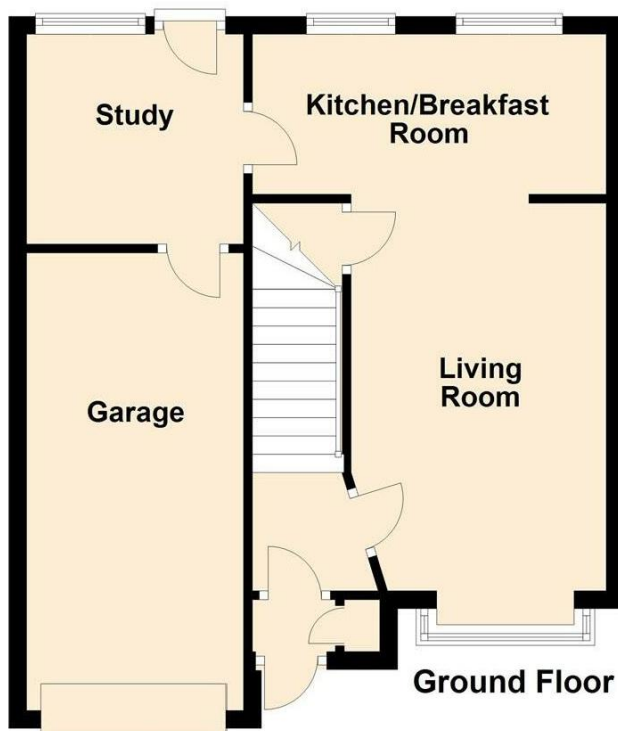
Bedroom One to Front - 3.3m x 2.84m (10'10" x 9'4")

Bedroom Two to Rear - 3.4m x 1.98m (11'2" x 6'6")

Family Bathroom to Rear - 1.73m x 1.91m (5'8" x 6'3")

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 vendor. Current council tax band – C



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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.