



smarthomes

Kinsham Drive

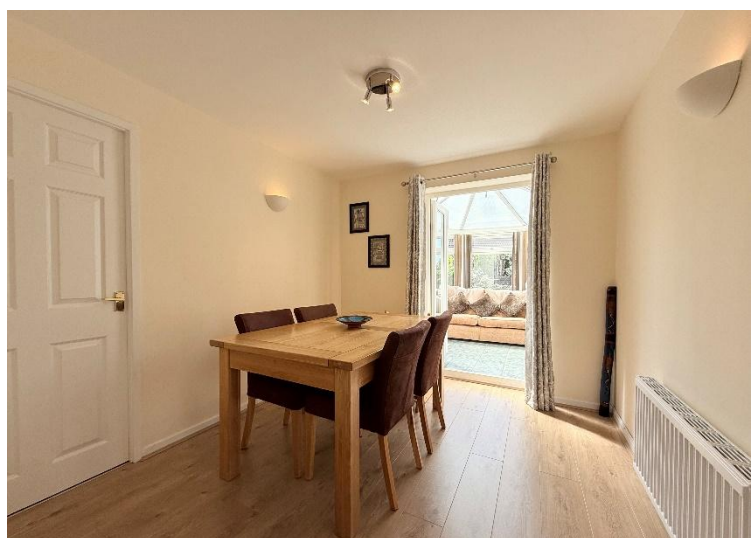
Hillfield, Solihull

- A Very Well Presented & Extended Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Conservatory
- Attractive South Westerly Facing Rear Garden
- Family Bathroom & Family Shower Room

£530,000

Current EPC Rating - TBC

Current Council Tax Band - D





Property Description

A very well presented and extended detached family home offering four bedrooms, good sized lounge, separate dining room, extended kitchen, delightful conservatory, utility, guest WC, family bathroom, family shower room, garage, driveway parking and attractive south westerly facing 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

Lounge to Front 4.17m x 3.99m (13'8" x 13'1")

Dining Room - 2.62m x 2.9m (8'7" x 9'6")

Extended Kitchen to Rear - 4.67m x 2.36m (15'4" x 7'9")

Utility Room - 2.16m x 1.37m (7'1" x 4'6")

Guest WC

Conservatory to Rear - 3.4m x 2.67m (11'2" x 8'9")

Bedroom One to Front - 3.56m x 2.64m (11'8" (to wardrobes) x 8'8")

Bedroom Two to Rear - 2.97m x 2.84m (9'9" x 9'4")

Bedroom Three to Front - 3.53m x 2.16m (11'7" x 7'1")

Bedroom Four to Front - 2.74m x 2.16m (9'0" x 7'1")

Family Bathroom to Rear - 1.93m x 1.63m (6'4" x 5'4")

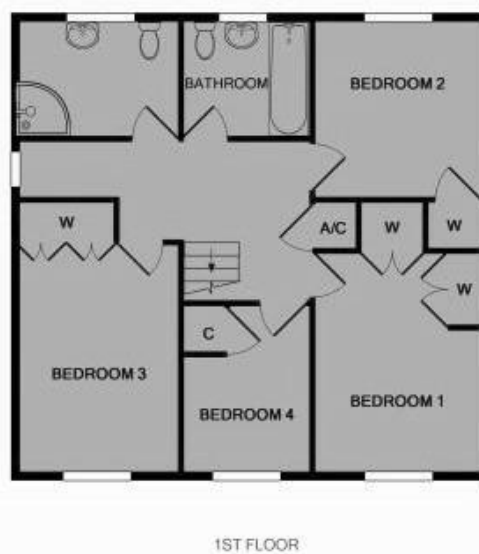
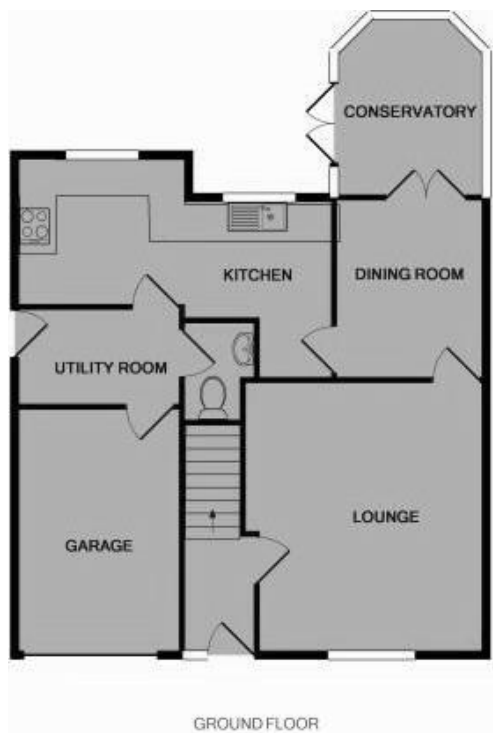
Family Shower Room to Rear - 2.13m x 1.75m (7'0" x 5'9")

Garage - 4.44m x 2.36m (14'7" x 7'9")

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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 – D



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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.