



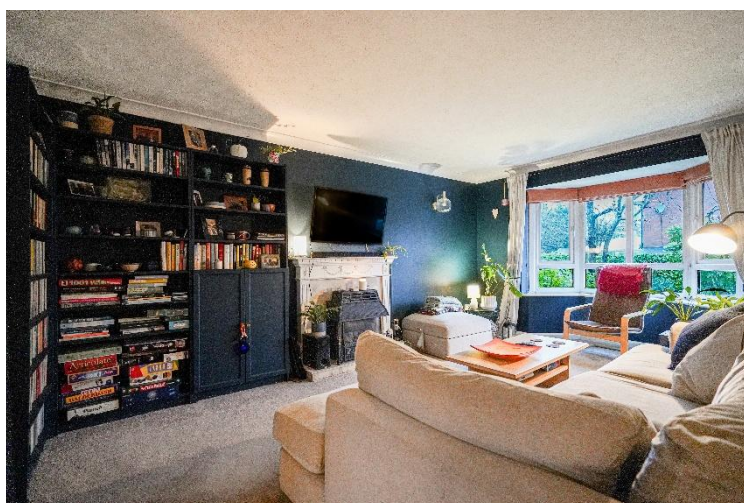
Kinchford Close

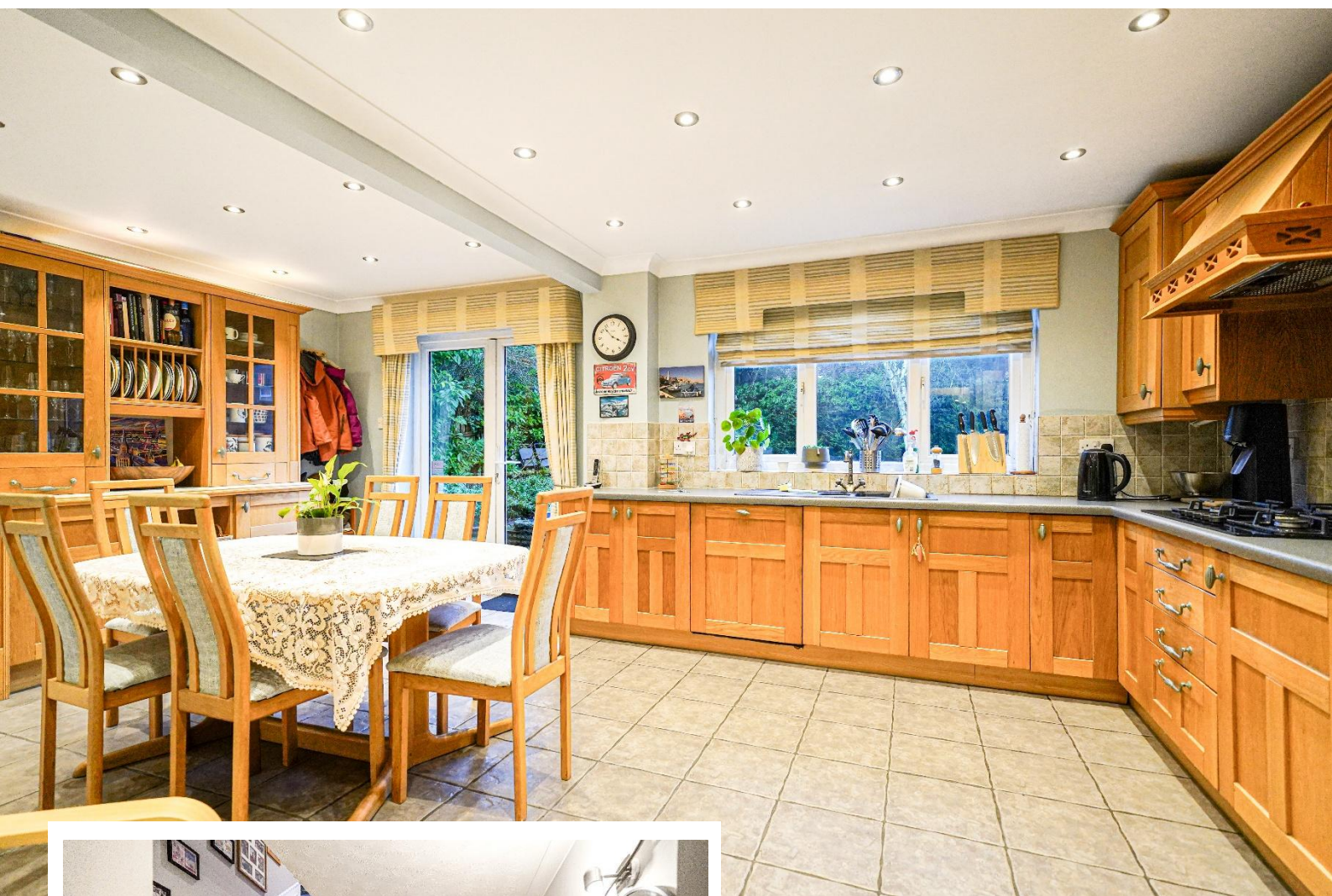
Hillfield, Solihull

- An Extremely Well Presented Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Breakfast Kitchen Diner
- Master En Suite Shower Room
- Garage & Off Road Parking

£650,000

Current EPC Rating - 72 (C)
Current Council Tax Band - F

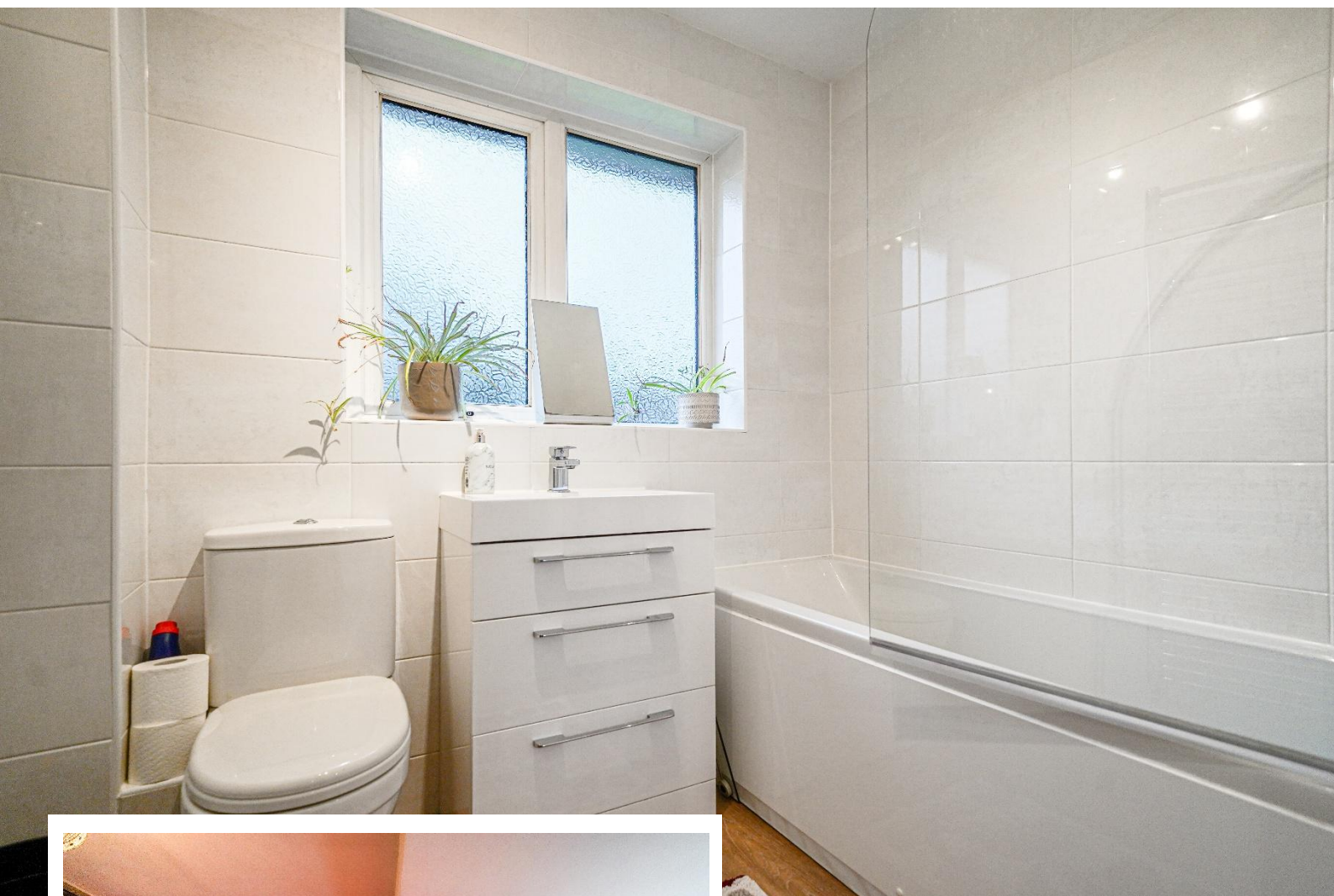




Property Description

An extremely well presented detached family home situated in a cul-de-sac location and briefly affording four double bedrooms, two reception rooms, breakfast kitchen diner, guest WC, master en suite shower room, family bathroom, easterly 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 Shelly 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

Guest WC

Reception Room One to Front - 5.6m (into bay) x 3.5m (18'4" x 11'5")

Reception Room Two to Rear - 4.4m x 2.9m (14'5" x 9'6")

Breakfast Kitchen Diner to Rear - 5.7m x 4.1m (18'8" x 13'5")

Master Bedroom to Front - 5.5m x 3.5m (18'0" x 11'5")

En Suite Shower Room

Bedroom Two to Rear - 3.9m x 3.3m (12'9" x 10'9")

Bedroom Three to Front - 3m x 2.4m (9'10" x 7'10")

Bedroom Four to Rear - 3.3m x 2.4m (10'9" x 7'10")

Family Bathroom to Rear - 2.4m x 2.2m (7'10" x 7'2")

Double Garage - 5.3m x 2.4m (17'4" x 7'10")

Tenure

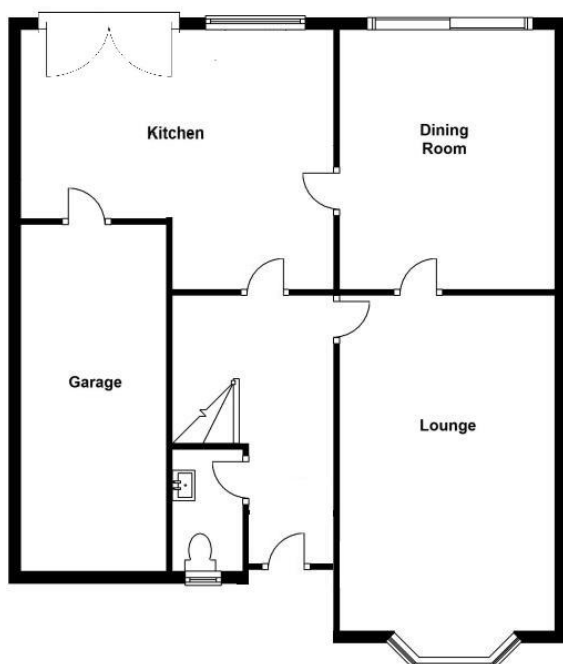
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by vendor

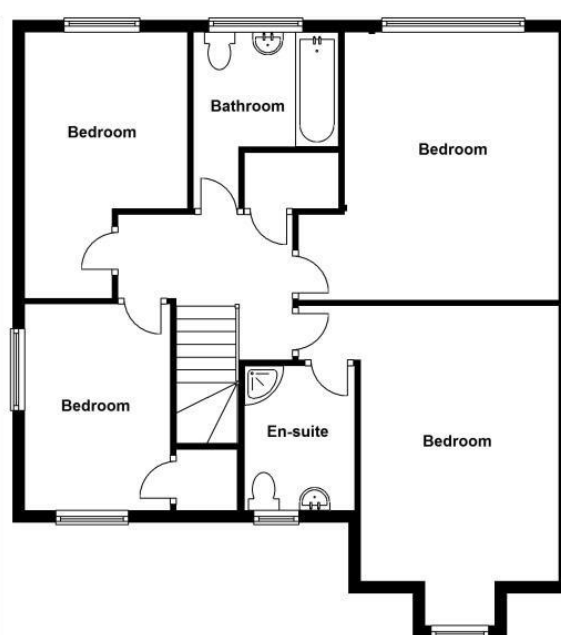
Current council tax band – F



Ground Floor



First Floor



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.