



Heyford Grove, Solihull

Guide Price £600,000



PROPERTY OVERVIEW

Situated on the popular Hillfield estate, a fantastic opportunity to purchase this impressive four bedroom detached originally built by Bryant Homes to the Viscount design. This property has been immaculately maintained and benefits from gas central heating, double glazing and has the added attraction of NO UPWARD CHAIN. Heyford Grove stands within the Tudor Grange Academy catchment and briefly comprises of: entrance hall, guest cloakroom, living room, dining room, fitted kitchen, four bedrooms, modern re-fitted ensuite shower room, family bathroom, front and rear garden and garage.

- Popular Hillfield Estate
- Four Bedroom Detached
- No Upward Chain
- Tudor Grange Academy Catchment
- Immaculately Maintained
- Two Reception Rooms
- Ensuite Shower Room & Family Bathroom
- Well Maintained Gardens
- Garage





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold

ENTRANCE HALL

14' 4" x 5' 7" (4.37m x 1.70m)

WC

8' 0" x 2' 7" (2.44m x 0.79m)

LIVING ROOM

17' 7" x 11' 8" (5.36m x 3.56m)

DINING ROOM

11' 8" x 8' 5" (3.56m x 2.57m)

KITCHEN

14' 3" x 8' 1" (4.34m x 2.46m)

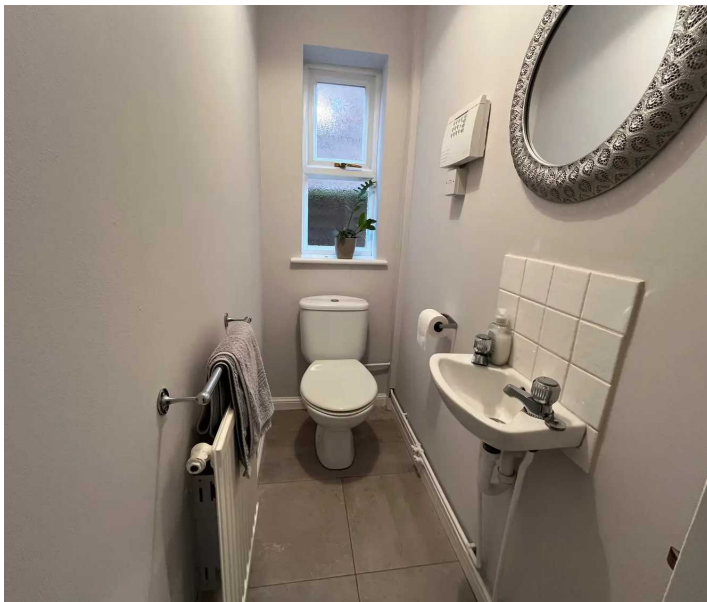
FIRST FLOOR

BEDROOM ONE

12' 0" x 11' 10" (3.66m x 3.61m)

ENSUITE

5' 8" x 5' 4" (1.73m x 1.63m)



**BEDROOM TWO**

11' 9" x 10' 8" (3.58m x 3.25m)

BEDROOM THREE

9' 5" x 7' 0" (2.87m x 2.13m)

BEDROOM FOUR

8' 10" x 8' 6" (2.69m x 2.59m)

BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m)

TOTAL SQUARE FOOTAGE

92.6 sq.m (997 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE****REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Neff integrated oven, integrated hob, extractor, fridge/freezer, Bosch washing machine (happy to leave if required), all carpets, curtains and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

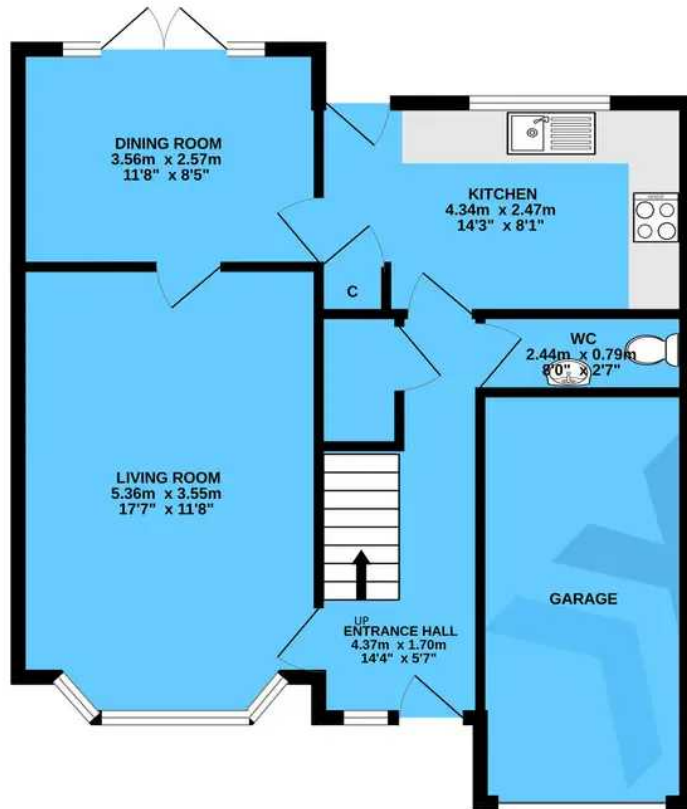
Services - water meter, mains gas, electricity and sewers. Loft space - boarded.

MONEY LAUNDERING REGULATIONS

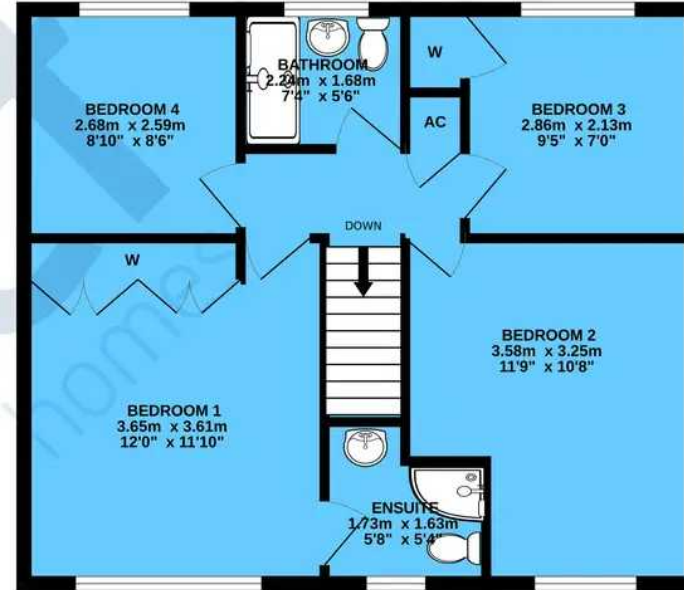
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 92.6 sq.m. (997 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
SALES & LETTINGS

