

# HUNTERS<sup>®</sup>

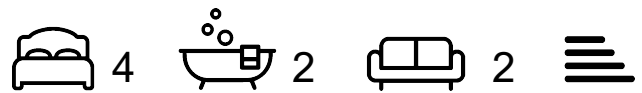
HERE TO GET *you* THERE



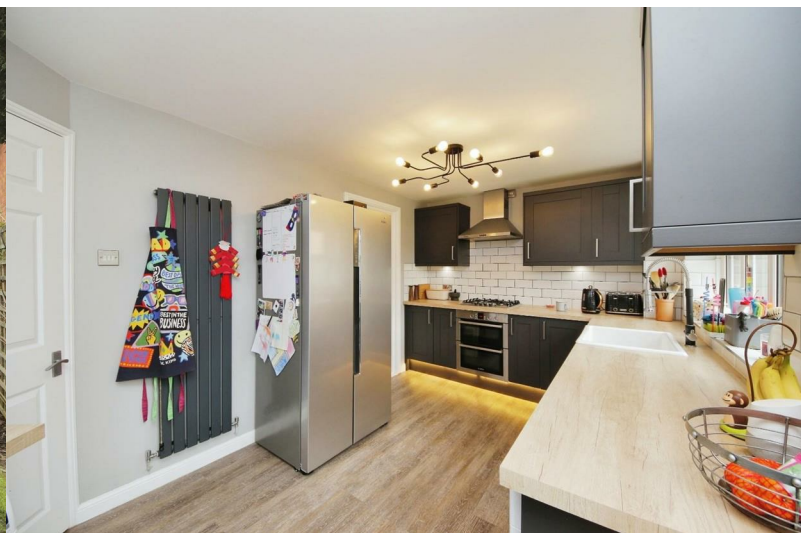
## Huntley Drive

Solihull, B91 3FL

Offers Over £600,000



Council Tax:



# 4 Huntley Drive

Solihull, B91 3FL

Offers Over £600,000



An upgraded & improved detached property set within popular Hillfield & falling into catchment area for the well regarded Tudor Grange school.

The home has a tucked away & private position & comprises; reception hallway with stairs rising to the first floor landing & access into the living room, W.C, kitchen & dining room.

The living room has a feature fireplace, bay window & access into the dining room, which in turn leads out to the rear gardens.

The breakfast kitchen has rear access, a range of base & wall units, sink & drainer, integrated double oven & hob, space for white goods/appliances & a garden outlook.

The home has recently been re-carpeted & re-floored throughout.

To the first floor, the landing leads to all four good sized bedrooms & the family bathroom.

The master bedroom has a re-fitted en-suite shower room, with a W.C, wash basin & shower cubicle.

The family bathroom has classic white suite, with a W.C, pedestal basin & bath with a shower over.

Externally, there is a garage & driveway providing parking for several vehicles & an enclosed rear garden which is mainly laid to lawn with a patio area.

Solihull is situated in the heart of England & is considered a sought-after residential area, due to its convenient proximity to a number of amenities to include – the NEC arena, Birmingham International airport, train stations, private & public hospitals, sixth forms & colleges, golf courses, Touchwood shopping centre & Resorts World, as well as boutique shops.

Solihull High Street is tree-lined & has a range of

restaurants, bars & coffee shops to choose from. Solihull is under 20 miles from Shakespeare's Stratford upon Avon- the gateway to the Cotswolds, Birmingham city centre & historic Leamington Spa.





## Road Map



## Hybrid Map



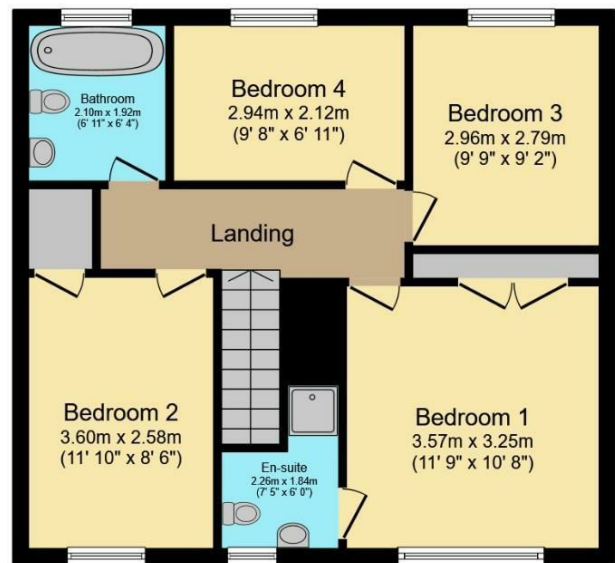
## Terrain Map



## Floor Plan



**Ground Floor**



**First Floor**

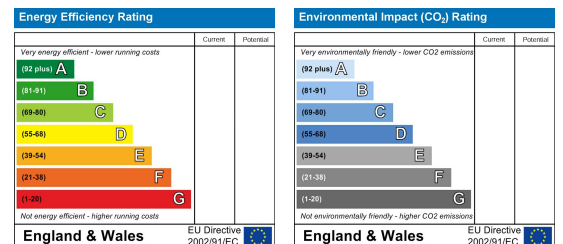
Total floor area 113.8 sq.m. (1,225 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.