



smarthomes

## Shelsley Way

Hillfield, Solihull

- A Very Well Presented Detached Property
- Three Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Conservatory
- South Facing Rear Garden

**£500,000**

Current EPC Rating – D

Current Council Tax Band - E





## Property Description

A beautifully presented and extended detached family home situated on a superb corner plot position with accommodation briefly affording lounge, modern kitchen diner, guest WC, conservatory, family bathroom, south facing rear garden, garage and off-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

Lounge to Front 4.39m x 3.68m (14'5" x 12'1")

Kitchen Diner to Rear

Conservatory to Rear 3.8m x 3.1m (12'5" x 10'2")

Bedroom One to Rear 2.7m x 3.1m (8'10" x 10'2")

Bedroom Two to Front 2.5m x 3.9m (8'2" x 12'9")

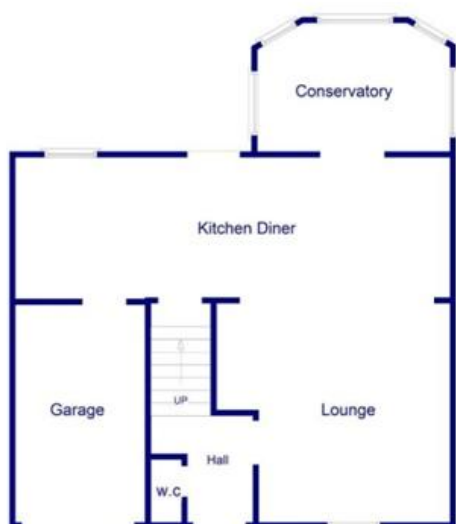
Bedroom Three to Front 2.2m x 2.8m (7'2" x 9'2")

Family Bathroom to Rear 1.9m x 1.8m (6'2" x 5'10")

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

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 – E



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