



smarthomes

## Alderminster Road

Hillfield, Solihull

- A Very Well Presented Four Bedroom Family Home
- Breakfast Kitchen & Re-Fitted En-Suite Shower Room
- West Facing Rear Garden, Double Garage & Driveway Parking
- Two Reception Rooms & Conservatory

**Offers Over £630,000**

Current EPC Rating - D  
Current Council Tax Band - F

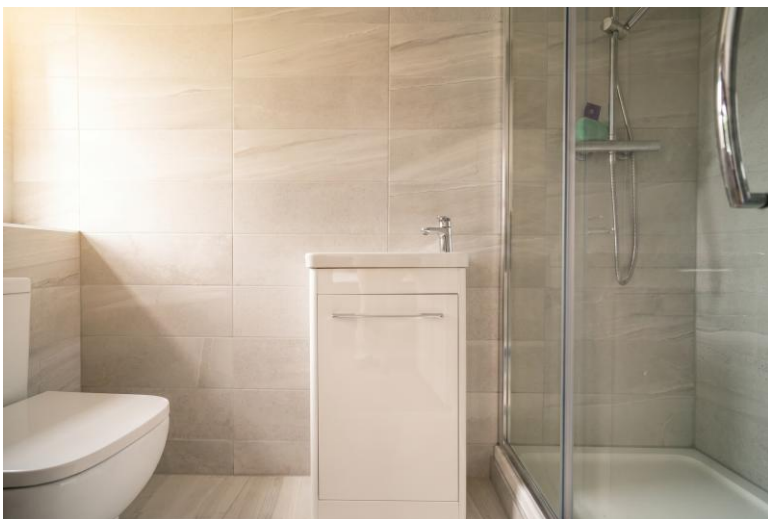
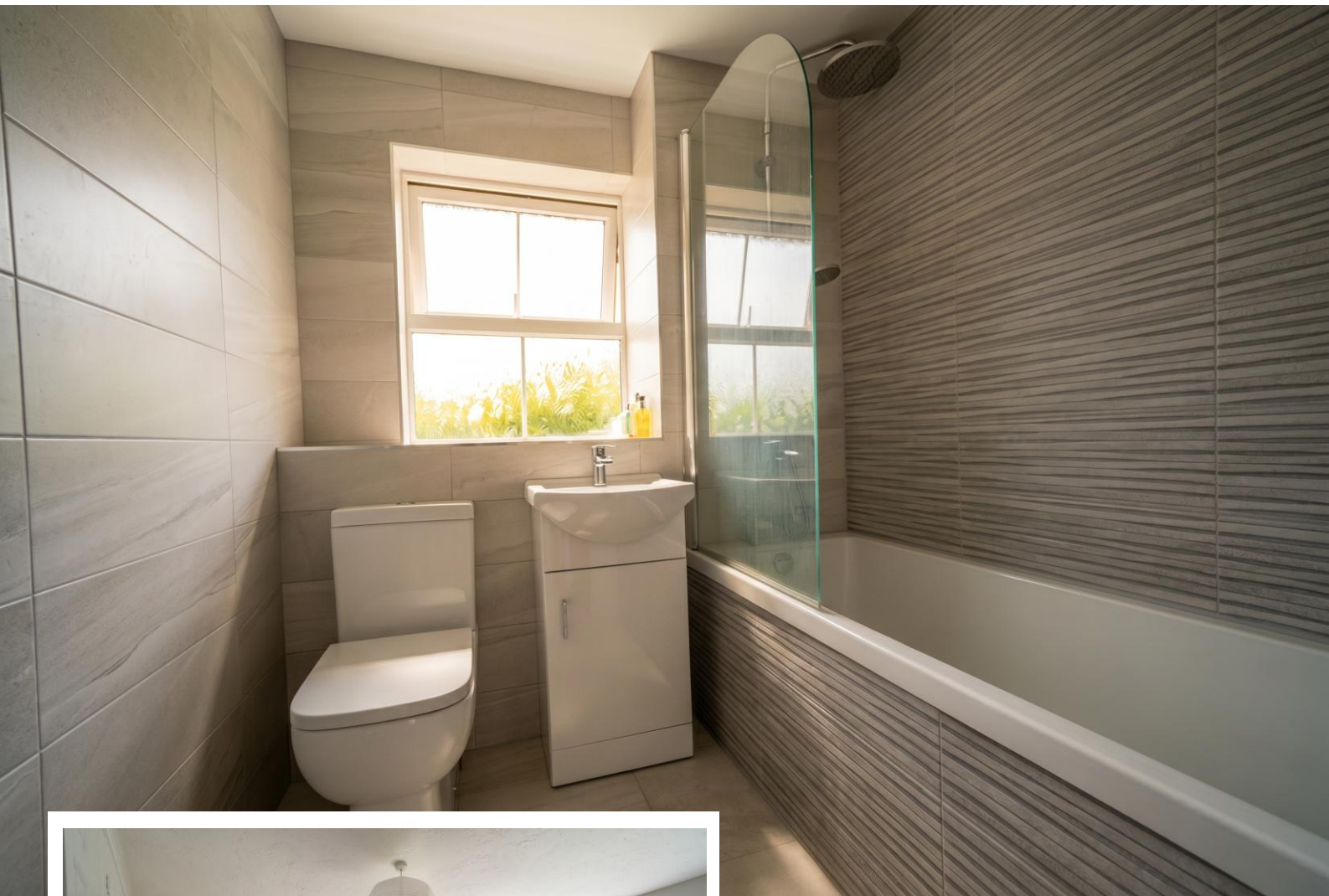




## Property Description

A detached family home currently situated within Tudor Grange Academy catchment and benefitting from no upward chain. Offering accommodation comprising four bedrooms, two reception rooms, breakfast kitchen, conservatory, utility, guest WC, re-fitted family bathroom, re-fitted en-suite shower room, West facing rear garden, double 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

Spacious Lounge 19' 4" x 11' 1" (5.9m x 3.4m)

Dining Room to Front 11' 1" x 8' 10" (3.38m x 2.69m)

Breakfast Kitchen to Rear 11' 1" x 9' 2" (3.4m x 2.8m)

Utility Room to Rear 6' 2" x 5' 10" (1.9m x 1.8m)

Conservatory 13' 5" x 11' 9" (4.1m x 3.6m)

Bedroom One to Rear 12' 1" x 10' 5" (3.7m x 3.2m)

Bedroom Two to Front 11' 5" x 6' 6" (3.5m x 2.0m)

Bedroom Three to Rear 11' 5" x 8' 6" (3.5m x 2.6m)

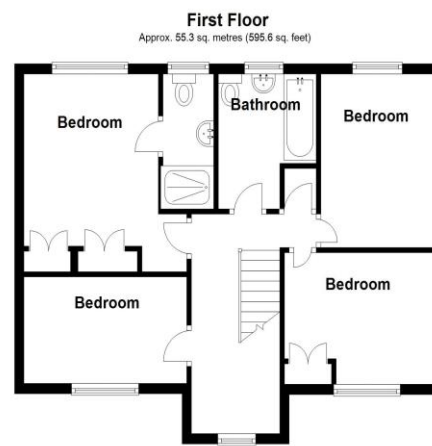
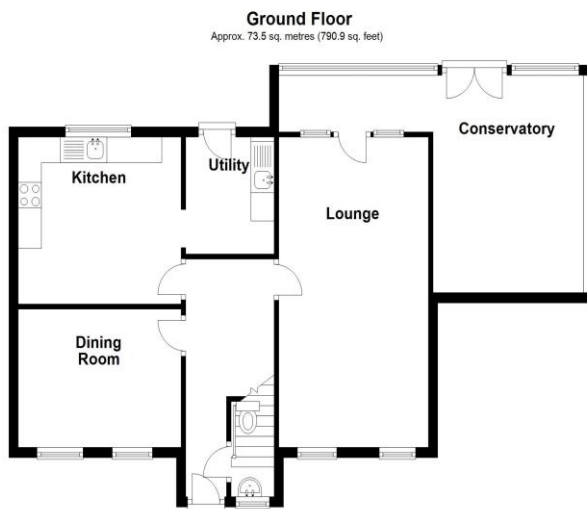
Bedroom Four to Front 11' 5" x 7' 2" (3.5m x 2.2m)

Re-Fitted Family Bathroom to Rear 8' 6" x 5' 10" (2.6m x 1.8m)

Detached Double Garage 18' 0" x 15' 8" (5.5m x 4.8m)

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - F



Total area: approx. 128.8 sq. metres (1386.5 sq. feet)

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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.