



smarthomes

Glaston Drive

Hillfield, Solihull

- A Beautifully Presented Three Bedroom Family Home
- Fitted Kitchen & R-Fitted En-Suite Shower Room
- Side Garage, Driveway Parking & Rear Garden
- Two Reception Rooms & No Upward Chain

Offers Over £490,000

Current EPC Rating - D

Current Council Tax Band - E





Property Description

An extremely well presented detached family home benefiting from no upward chain. Offering accommodation comprising a spacious lounge, dining room, fitted kitchen, utility room, guest W.C, three bedrooms, en-suite shower room, family bathroom, rear garden, side garage and driveway 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

Lounge to Front 4.3m x 4.2m (14'1" x 13'9")

Dining Room to Rear 3m x 2.5m (9'10" x 8'2")

Fitted Kitchen to Rear 3m x 2.6m (9'10" x 8'6")

Utility Room 2.9m x 2m (9'6" x 6'6")

Bedroom One to Rear 3.5m x 3.2m (11'5" x 10'5")

En-Suite Shower Room

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

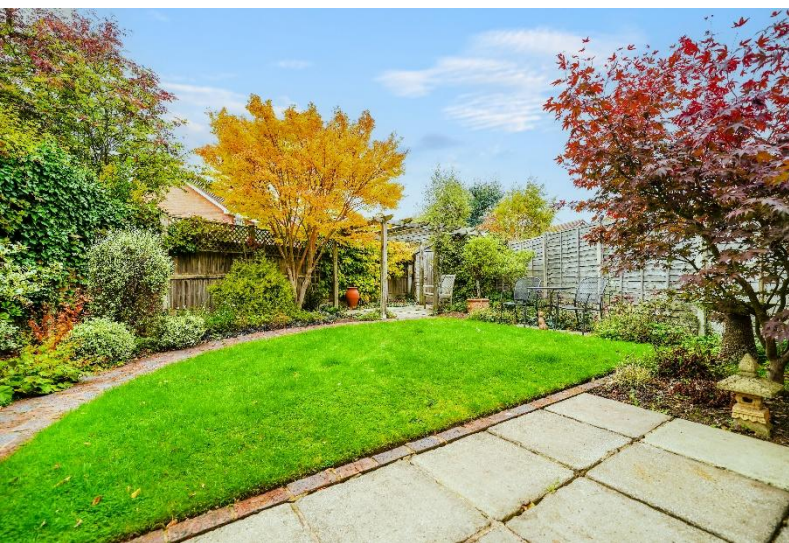
Bedroom Three to Front 2.2m x 2.1m (7'2" x 6'10")

Family Bathroom to Rear 2.4m x 1.9m (7'10" x 6'2")

Side Garage 5.6m x 2.5m (18'4" x 8'2")

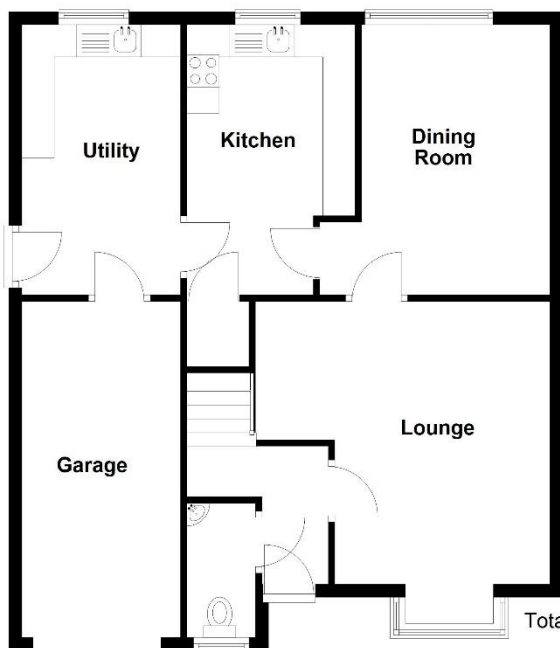
Tenure

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 Nigel Hodges. Current council tax band – E



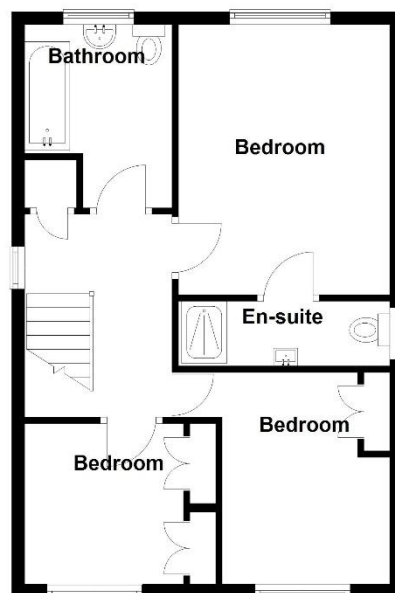
Ground Floor

Approx. 74.2 sq. metres (798.4 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.7 sq. feet)



Total area: approx. 123.1 sq. metres (1325.1 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 and 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.