

smarthomes

Shelsley Way

Hillfield, Solihull

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

Offers Over £470,000

Current EPC Rating – D

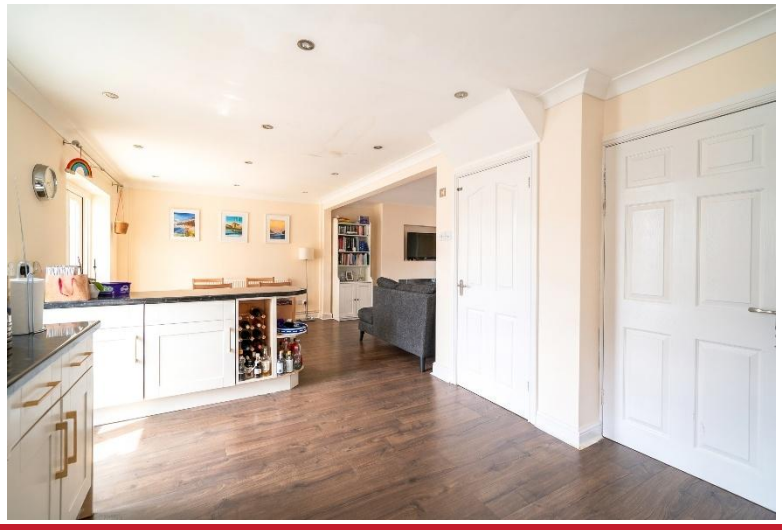
Current Council Tax Band - E











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")

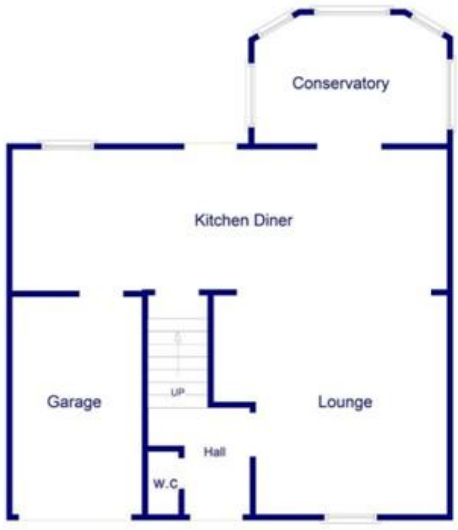
Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – E













316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.