



smarthomes

**Pinley Way**  
Hillfield, Solihull

- A Spacious Detached Six Bedroom Family Home
- Modern Kitchen/Diner & Two En-Suite Shower Rooms
- West Facing Rear Garden, Double Garage & Driveway Parking
- Spacious Lounge, Dining Room & Family Room

**OIRO £750,000**

Current EPC Rating - D  
Current Council Tax Band - F

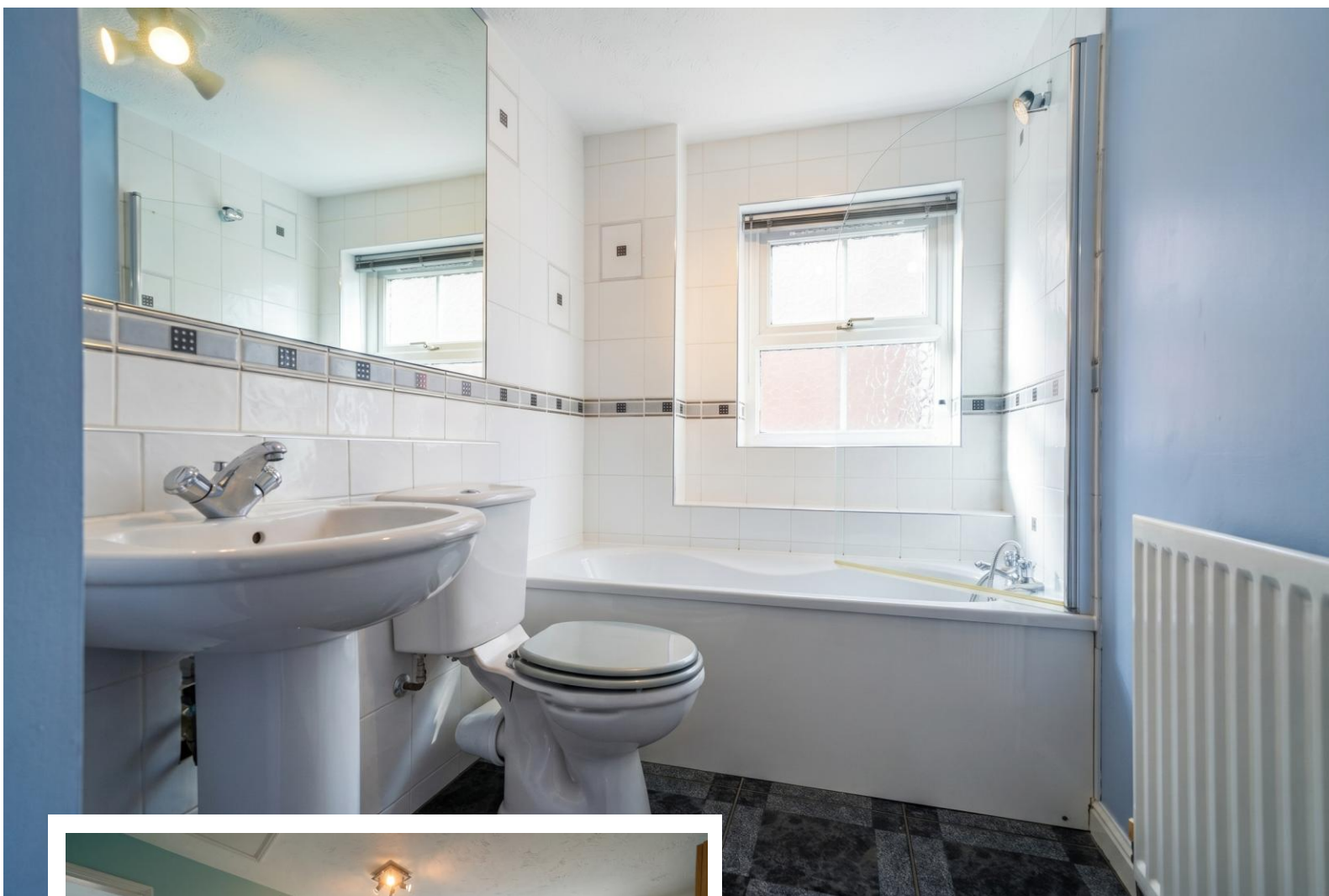




## Property Description

A well presented & extended detached family home currently within Tudor Grange Academy catchment with six bedrooms, spacious lounge, dining room, open plan kitchen & family diner, utility, guest W.C, Jack & Jill shower room, further en-suite shower room, family bathroom, 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

Lounge to Front 18' 0" x 11' 9" (5.5m x 3.6m)

Extended Dining Room to Rear 19' 4" x 9' 10" (5.9m x 3.0m)

Kitchen to Rear 14' 9" x 9' 2" (4.5m x 2.8m)

Open Plan Family Diner to Rear 13' 5" x 8' 6" (4.1m x 2.6m)

Utility Room 13' 1" x 5' 6" (4.0m x 1.7m)

Bedroom One to Front 12' 9" x 10' 5" (3.9m x 3.2m)

Bedroom Two to Front 14' 9" max x 14' 5" (4.5m x 4.4m)

Jack & Jill Shower Room to Side 7' 10" x 4' 7" (2.4m x 1.4m)

Bedroom Three to Rear 14' 5" x 13' 5" (4.4m x 4.1m)

Bedroom Four to Rear 12' 9" x 8' 2" (3.9m x 2.5m)

Bedroom Five to Rear 9' 10" x 6' 10" (3.0m x 2.1m)

Bedroom Six to Front 10' 2" x 6' 10" (3.1m x 2.1m)

Family Bathroom 9' 6" x 5' 2" (2.9m x 1.6m)

Double Garage 17' 4" x 14' 9" (5.3m x 4.5m)

### 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 vendor. Current council tax band - F



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://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 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.