

2 Hillfield Road

Solihull, B91 3JE





FOUR BEDROOM EXTENDED SEMI-DETACHED RESIDENCE

- EXTENDED SEMI-DETACHED
- FOUR BEDROOMS
- LARGE THIRD OF AN ACRE PLOT
- CHARACTER FEATURES
- HUGE SCOPE FOR POTENTIAL
- WALKING DISTANCE TO SOLIHULL TOWN CENTRE
- EASY ACCESS TO RAILWAY STATIONS AND BUS ROUTE
- MATURE GARDENS
- FLEXIBLE LIVING ACCOMMODATION

A rare opportunity to purchase this extended family residence which has huge potential and is set on a third of an acre plot. Whilst the property would benefit from some updating and modernisation, it presents an opportunity with character and individuality. The property briefly comprises of a spacious lounge, dining room, breakfast kitchen, garden room, master bedroom/granny flat, three further good size bedrooms, family bathroom and a separate toilet. Very large and mature rear garden.



APPROACH

Gravel driveway, laid to lawn both sides. Parking for at least five cars.

HALLWAY

A welcoming hallway with a window to the front.

LOUNGE

A good sized room for relaxing with a bay window to front, open fireplace with a brick surround and french doors which open onto the large mature garden.

DINING ROOM

A light dining space with a large window overlooking the garden. Brick fire surround. Floor to ceiling built-in storage cupboard.

BREAKFAST KITCHEN

Space for a dining table and four chairs. The kitchen has space for a washing machine, dishwasher, oven and fridge/freezer. Plenty of floor and wall units.

GARDEN ROOM

Garden room. useful for storage and which houses the outside toilet.

MASTER BEDROOM SUITE

Flexible living space with a fitted wardrobe, shower room with toilet, sink and an electric shower. A dressing area with window overlooking the garden.

BEDROOM TWO

A good sized bedroom with a built-in wardrobe.

BEDROOM THREE

A double sized bedroom with a bay window to the front.

BEDROOM FOUR

With a sink and vanity unit and built-in wardrobe.

BATHROOM

With a bath and shower over and sink unit.

TOILET

Low level WC.

GARDEN

An expansive mature rear garden offering a high degree of privacy, established plants and trees and lawned area.









Offers Over £600,000

TENURE:

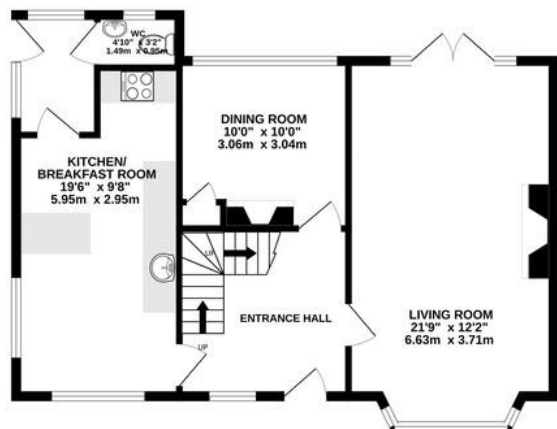
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

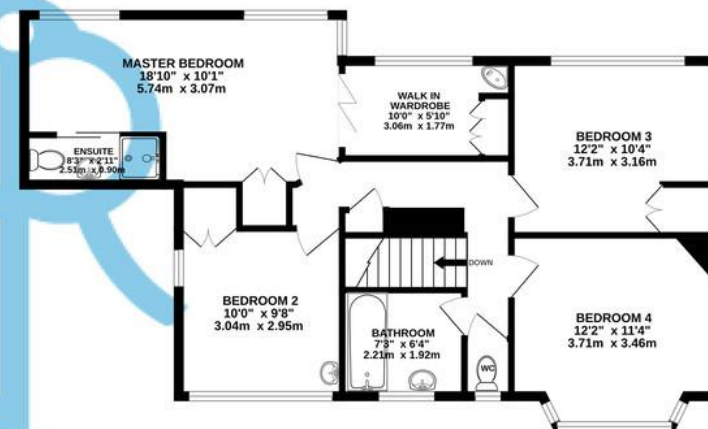
6 The Square, Solihull
B91 3RB
0121 704 0100



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



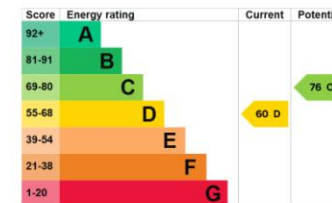
TOTAL FLOOR AREA: 1420 sq.ft. (131.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplan – For identification purposes only



Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.



The graph shows this property's current and potential energy rating.