



**Knightcote Drive**

Hillfield, Solihull

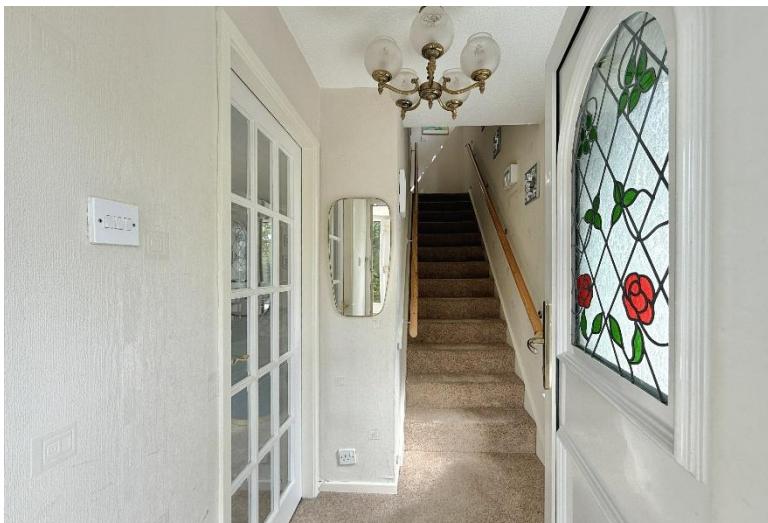
- A Well Presented Three Bedroom Family Home
- Re-Fitted Kitchen & Family Shower Room
- Rear Garden, Side Garage & Driveway Parking
- Spacious Lounge & Dining Room

**£440,000**

Current EPC Rating - D

Current Council Tax Band - D





## Property Description

A well presented detached family home benefiting from open views across Hillfield park to front and offering accommodation comprising lounge, dining room, re-fitted kitchen, three bedrooms, family shower room, rear garden, driveway parking and side garage with guest W.C

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 4.93m x 3.78m (16'2" x 12'5")

Dining Room to Rear 3.05m x 2.24m (10'0" x 7'4")

Re-Fitted Kitchen to Rear 3.07m x 2.31m (10'1" x 7'7")

Bedroom One to Front 3.48m x 2.74m (11'5" x 9'0")

Bedroom Two to Rear 2.97m x 2.67m (9'9" x 8'9")

Bedroom Three to Front 2.21m x 1.85m (7'3" x 6'1")

Family Shower Room to Rear 1.83m x 1.75m (6'0" x 5'9")

Side Garage 4.44m x 2.59m (14'7" x 8'6")

### 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 – D



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 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.