



smarthomes

## Brinsley Close

Hillfield, Solihull

- A Spacious Detached Four Bedroom Family Home
- Modern Kitchen/Diner & En-Suite Shower Room
- Private Rear Garden, Double Garage & Ample Driveway Parking
- Planning Consent for Two Bedrooms, Two Bathrooms & Office

**£775,000**

Current EPC Rating - D  
Current Council Tax Band - F

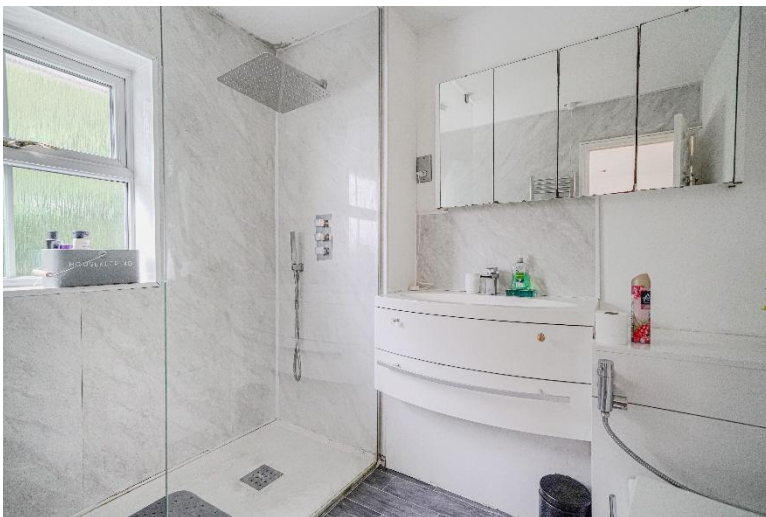




## Property Description

A spacious extended detached family home situated in a most convenient location within walking distance of Solihull Town Centre. Offering accommodation comprising a spacious through lounge, conservatory, modern kitchen/diner, utility, guest W.C, three study rooms, four good size bedrooms, en-suite shower room, four piece family bathroom, private rear garden, detached double garage and ample driveway parking. The property further benefits from planning approval for a two storey rear extension and loft conversion providing an additional two bedrooms, two bathrooms, walk in wardrobe and office

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

Spacious Through Lounge 5.92m x 3.58m (19'5" x 11'9")

Large Conservatory 7.01m x 3.4m (23'0" x 11'2")

Modern Kitchen/Diner to Rear 6.12m x 3.51m (20'1" x 11'6")

Utility Room 1.83m x 1.83m (6'0" x 6'0")

Study Room One to Front 2.77m x 2.26m (9'1" x 7'5")

Study Room Two to Front 3.66m x 2.67m (12'0" x 8'9")

Study Room Three to Rear 2.64m x 2.06m (8'8" x 6'9")

Bedroom One to Rear 4.06m x 3.25m (13'4" x 10'8")

En-Suite Shower Room to Rear 2.46m x 1.93m (8'1" x 6'4")

Bedroom Two to Rear 3.25m x 3.07m (10'8" x 10'1")

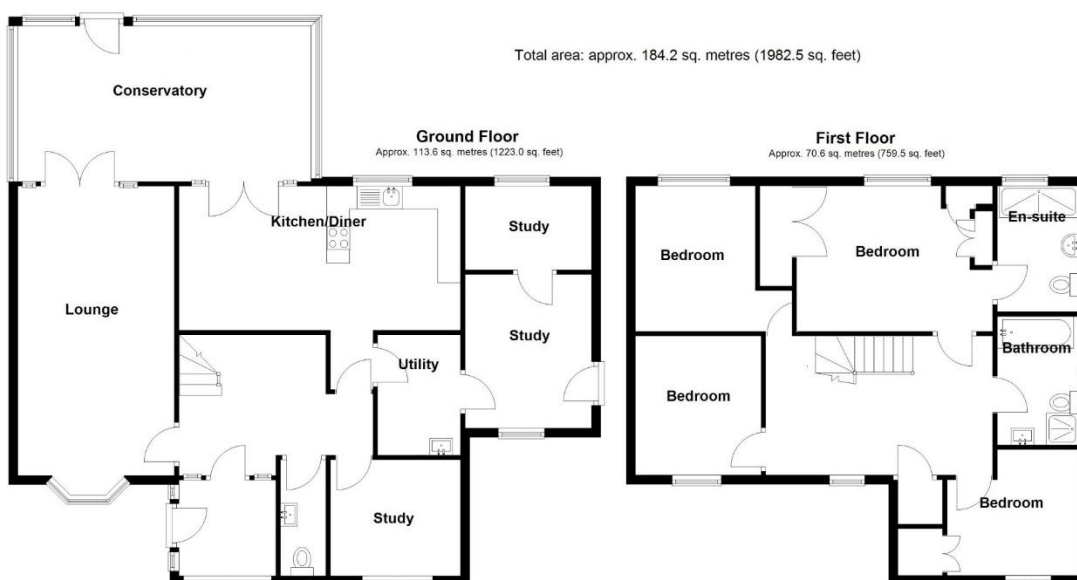
Bedroom Three to Front 2.82m x 2.64m (9'3" x 8'8")

Bedroom Four to Front 2.74m x 1.98m (9'0" x 6'6")

Family Bathroom to Side 2.46m x 1.93m (8'1" x 6'4")

### 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 Nigel Hodges. Current council tax band – F



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