

Horton & Senate



11 Hillwood Avenue, Shirley, Solihull, B90 4XR

£559,950

- NO CHAIN
- POPULAR LOCATION
- GARAGE
- FOUR BEDROOM FAMILY HOME
- POTENTIAL TO EXTEND (STPP)
- UTILITY
- IN AND OUT DRIVEWAY
- GUEST WC

11 Hillwood Avenue, Solihull B90 4XR

A well maintained four bedroom detached home situated in Monkspath. The owners have cared for this property from new and it will be a fantastic family home for the new owners. There is a large IN and Out driveway, garage, kitchen, dining room, utility, guest wc, ensuite and a refitted shower room.

4

2

2

Council Tax Band:



Approach

Via a unique IN and OUT driveway with space for off road parking for multiple cars and doors leading to the house, garage and access to the rear garden via a gate.

Ground floor

Hallway

A welcoming hallway, doors to the ground floor rooms, stairs to first floor landing and a wc.

Kitchen

The kitchen comprises of a range of floor and wall based units, integrated oven and electric hob with extractor over, sink with mixer tap, a central heating radiator, double glazed window to the rear elevation and doors to the dining room and utility room.

WC

WC and wash basin, a double glazed window to the front elevation.

Lounge

Large bright lounge with double doors leading to the dining room and a double glazed bay window to the front.

Dining room

Double glazed patio doors to the rear elevation, a central heating radiator, access to kitchen.

First floor

Landing

Doors leading to all first floor rooms, an airing cupboard access to the loft.

Master Bedroom

A Double bedroom with a central heating radiator, a double glazed window to the rear elevation, a range of built in wardrobes and access to en suite.

En suite

The suite comprises of an enclosed shower, WC, wash basin, a double glazed window to the side elevation, tiled floor and walls. Heated towel rail.

Bedroom two

Double bedroom with double glazed window to the front elevation, built in wardrobes and a central heating radiator.

Bedroom three

A large bedroom with double glazed window to the rear elevation and a central heating radiator.

Bedroom four

Double glazed window to the front elevation and a central heating radiator.

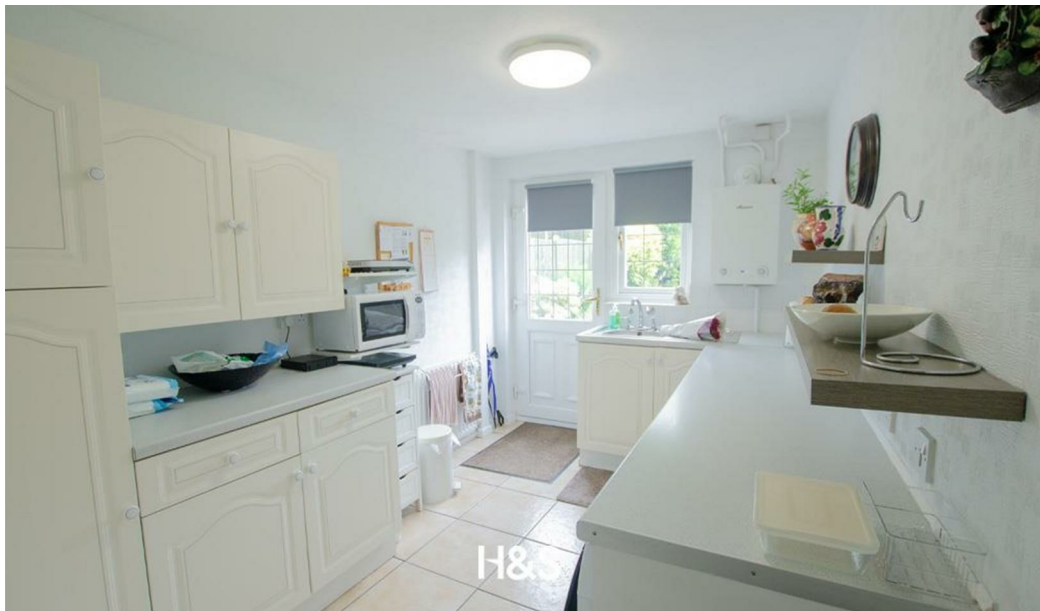
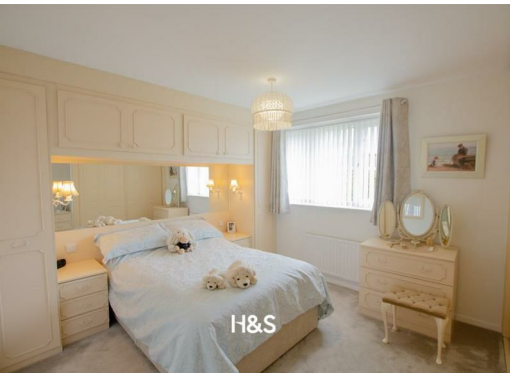
Refitted Bathroom

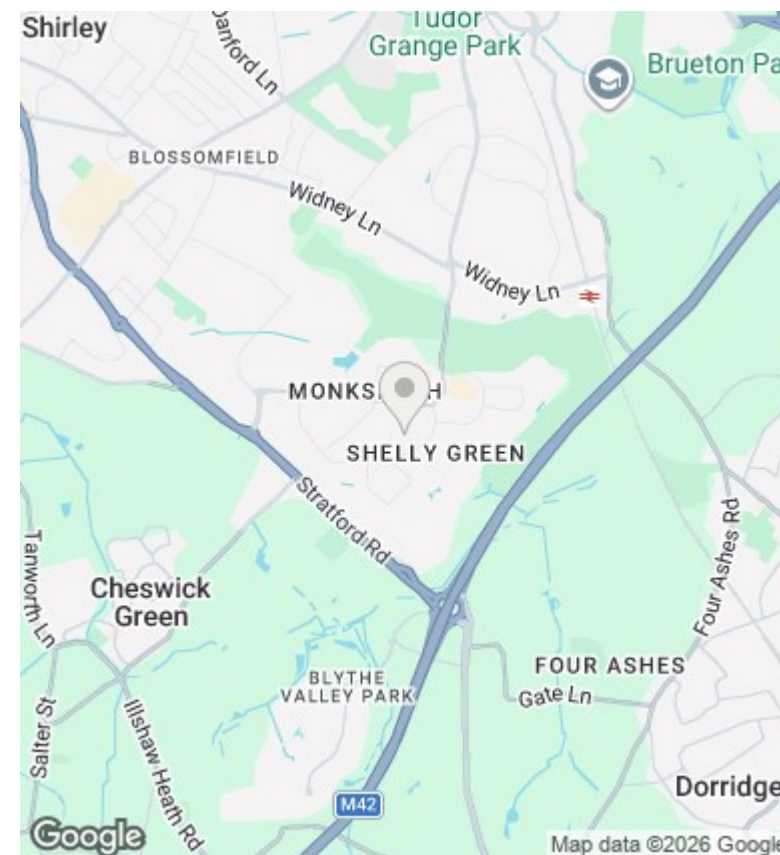
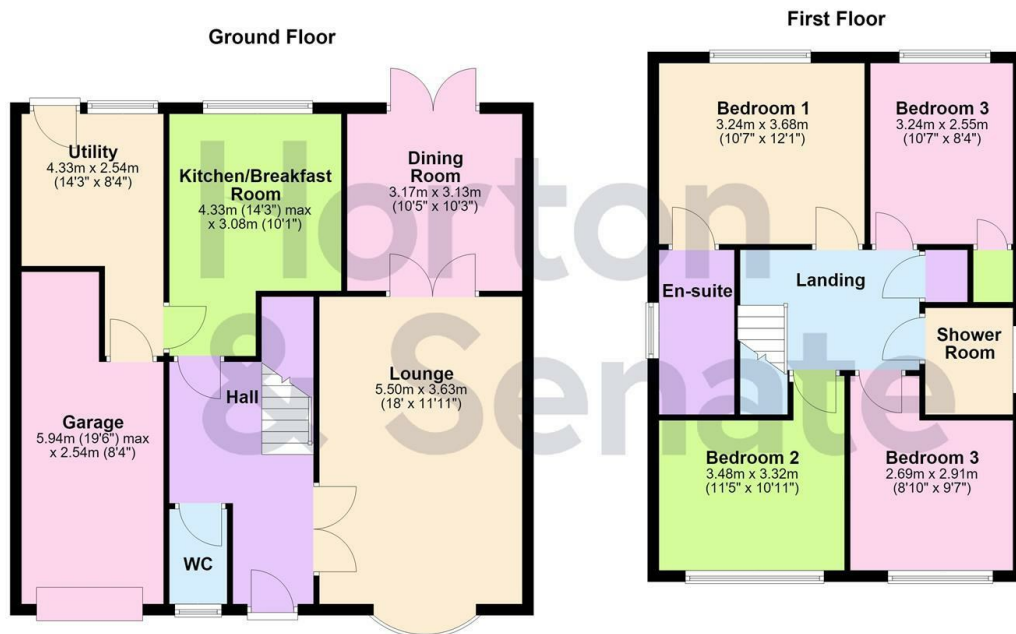
A recently fitted, modern bathroom comprising of a walk in shower, sink and a wall hung wc. There is tiling to the walls and a double glazed window to the rear.

Rear Garden

A private rear garden that is a real selling feature for this family home. There is a wrap around slabbed patio area with gates on either side of the property providing access to the front, and a lawn with bushes and shrubs to borders.







Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC