



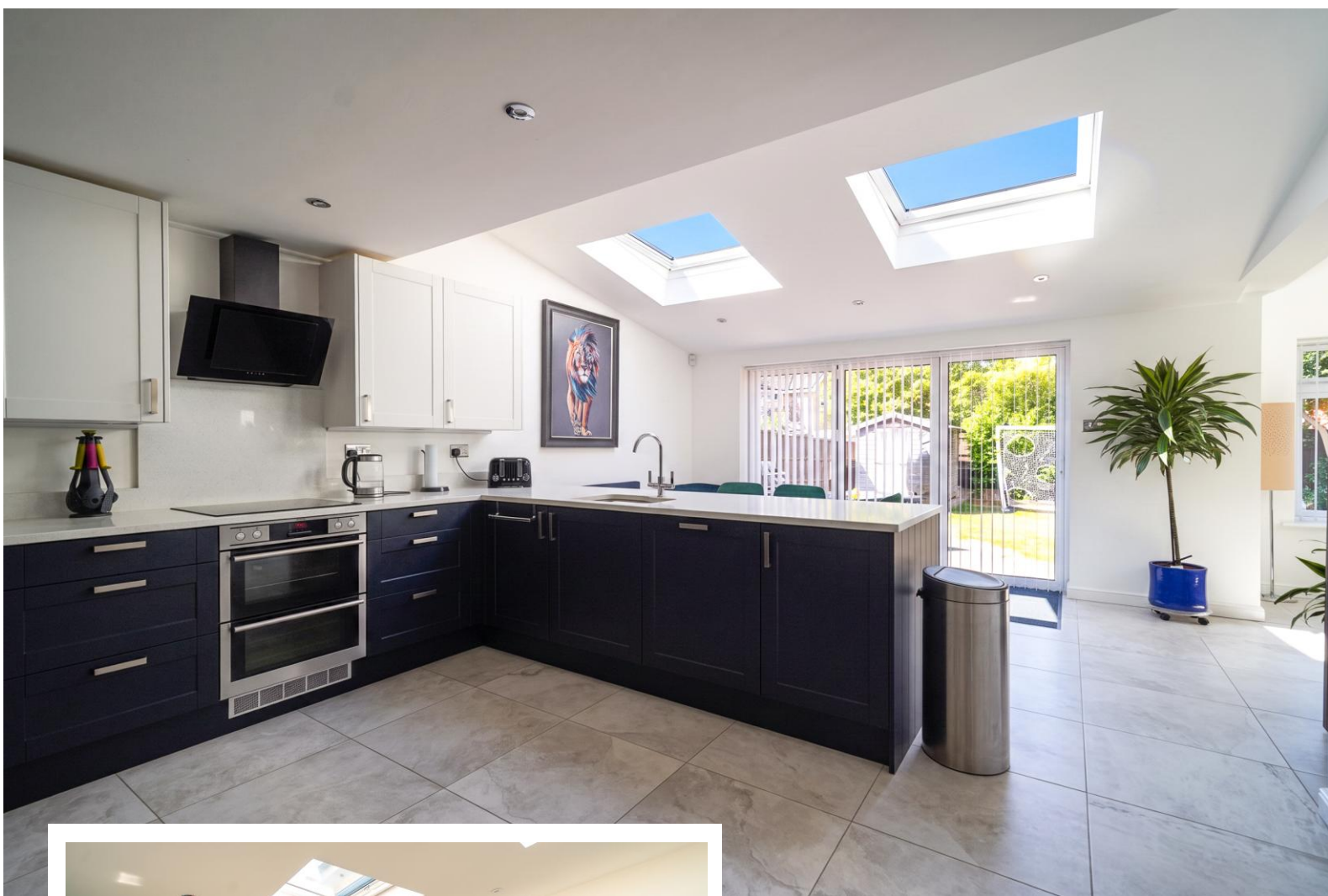
Pinley Way
Hillfield, Solihull

- A Spacious Detached Four Bedroom Family Home
- Modern Open Plan Family Kitchen/Diner & En-Suite Shower Room
- West Facing Rear Garden, Garage Store & Driveway Parking
- Spacious Lounge & Home Office

£650,000

Current EPC Rating - C
Current Council Tax Band - E





Property Description

An immaculately presented and extended detached family home currently located within the catchment for Tudor Grange Academy and offering accommodation comprising a formal lounge, superb extended open plan family kitchen/diner, home office, utility room, guest W.C, master bedroom with re-fitted en-suite shower room, three further good size bedrooms, modern family bathroom, pleasant West facing rear garden, garage store 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 5m x 3.6m (16'4" x 11'9")

Kitchen/Diner Area 6.4m x 4m (20'11" x 13'1")

Family Area 3.7m x 3.4m (12'1" x 11'1")

Home Office to Side 3.5m x 2.5m (11'5" x 8'2")

Utility Room 2.5m x 2.3m (8'2" x 7'6")

Master Bedroom to Front 3.6m x 3.5m (11'9" x 11'5")

Re-Fitted En-Suite to Front

Bedroom Two to Front 3.2m x 3.2m (10'5" x 10'5")

Bedroom Three to Rear 2.6m x 2.6m (8'6" x 8'6")

Bedroom Four to Rear 2.8m x 2.8m (9'2" x 9'2")

Modern Family Bathroom to Rear 2.3m x 1.4m (7'6" x 4'7")

Garage Store 2.6m x 2.4m (8'6" x 7'10")

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. Council tax band E



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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.