

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.

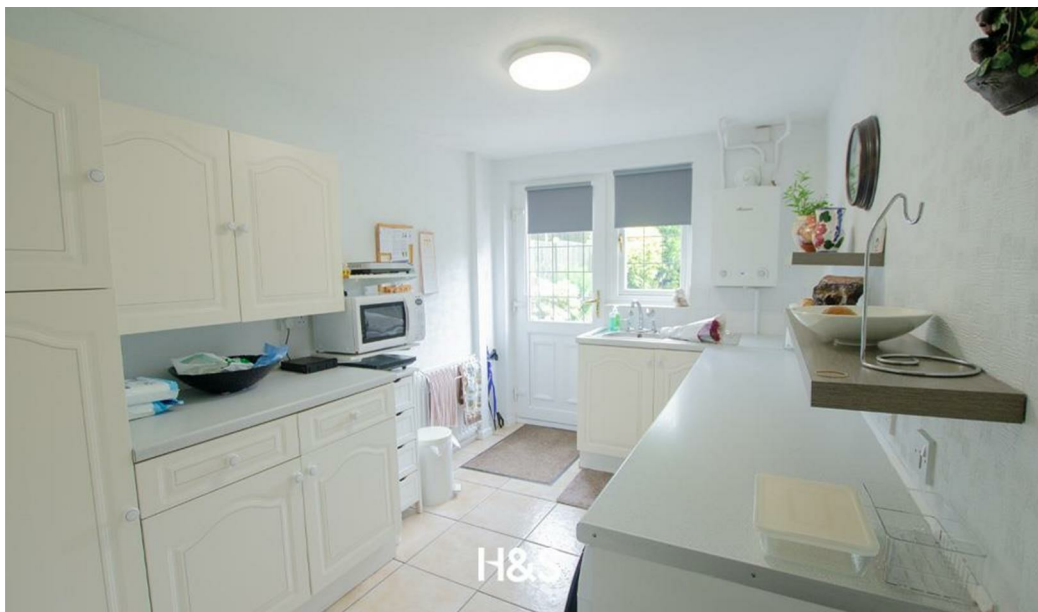
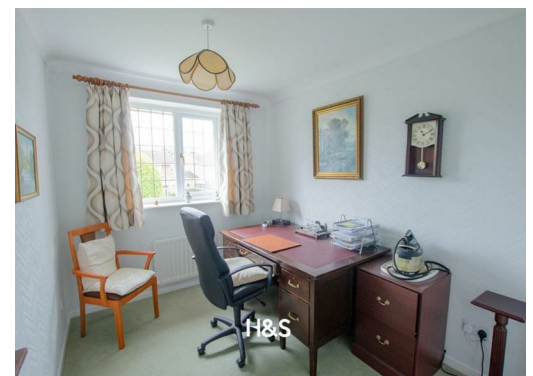
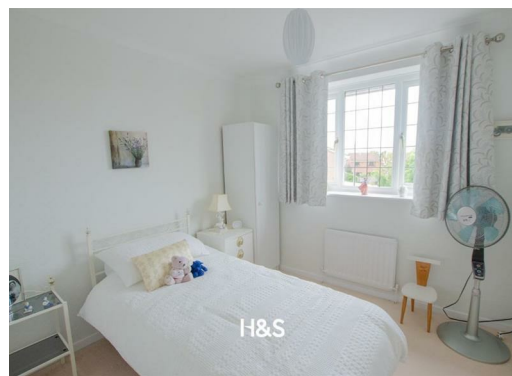
Refitted Bathroom

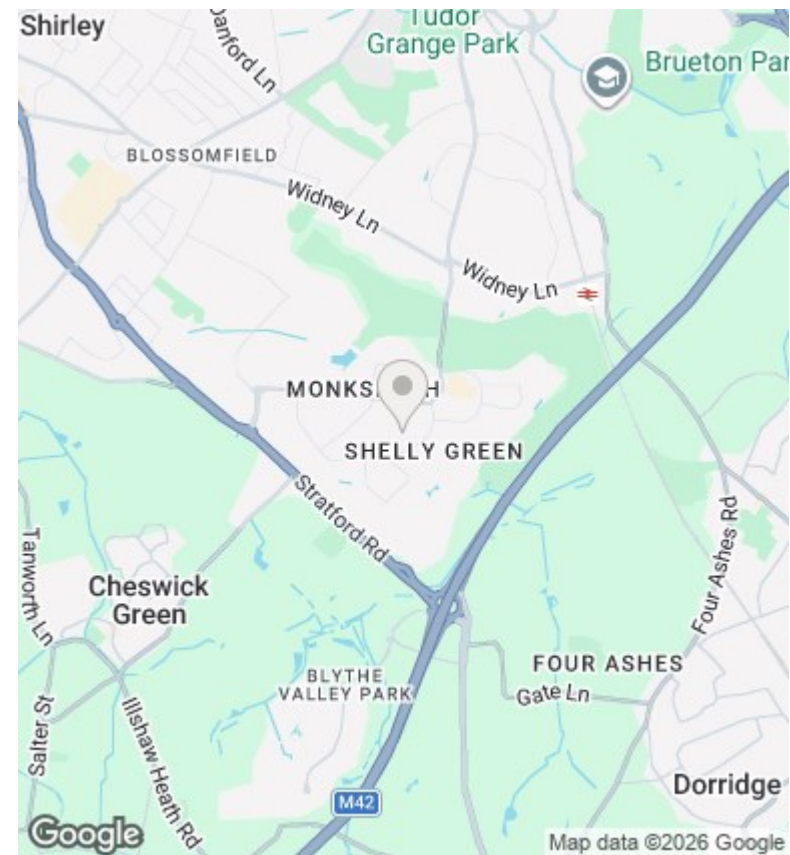
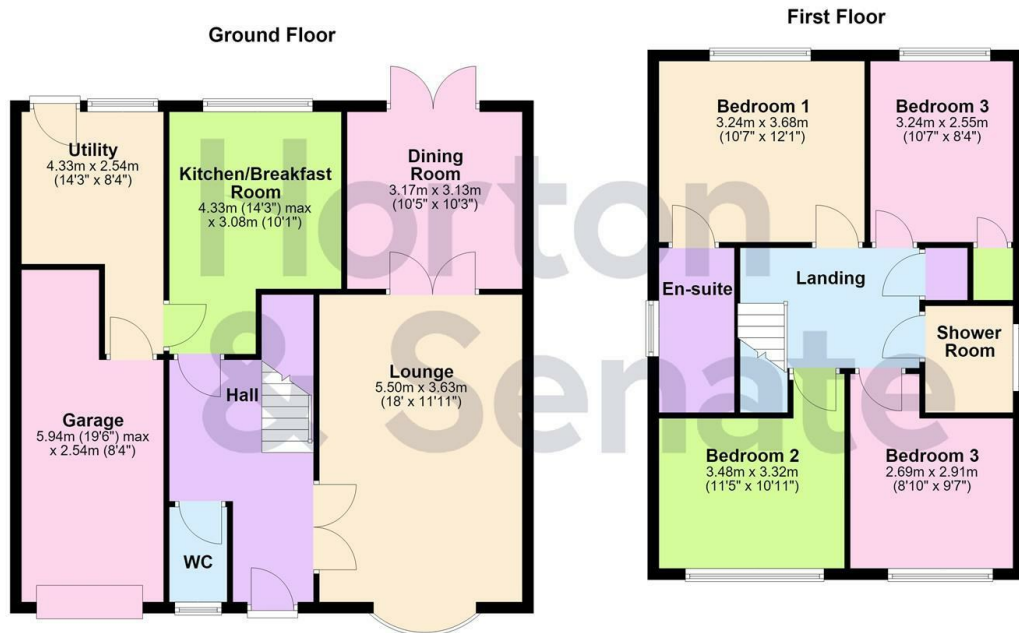
A recently fitted, modern bathroom comprising of a walk in shower, sink and a wall hung wc. There is tiling to the walls and a double glazed window to the rear.

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