



REASSURINGLY LOCAL



Asking Price Of **£775,000**





FOUR BEDROOM DETACHED RESIDENCE

- FOUR BEDROOMS DETACHED
- LOUNGE
- DINING ROOM
- STUDY/SNUG ROOM
- CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE
- KITCHEN WITH UTILITY
- DOUBLE WIDTH GARAGE
- OUTSTANDING SCHOOLD CATCHMENT
- HILLFIELD DEVELOPMENT

A rare opportunity to purchase this four bedroom spacious family home on a large corner plot in the sought after area of Hillfield. This is within walking distance of Solihull Town Centre and Solihull Train Station. The property briefly comprises of a lounge, dining room, conservatory, kitchen, utility, study/snug, downstairs WC, master bedroom with en-suite, three further good sized bedrooms and a family bathroom. It also benefits from UPVC double glazed windows, doors, fascia and soffits and gas central heating throughout. There is a large driveway to the front, a double garage with an electric up and over door and a good sized rear garden which is mainly laid to lawn.



APPROACH

Large corner plot with a block paved driveway for multiple cars, mainly laid to lawn with mature shrubbery.

RECESSED PORCH

With quarry tiled floor and downlighter.

HALLWAY

With understairs storage cupboard and a wall light.

LOUNGE

A spacious room with bay window to front. Fireplace with electric fire and double doors to dining room.

DINING ROOM

Patio doors to conservatory with wall lights.

STUDY/SNUG

Leaded window to front.

CONSERVATORY

Side doors to rear garden, fan light and tiled floor.

BREAKFAST KITCHEN

Wall and floor units, tiled floor, 1 1/2 sink and drainer, electric oven and microwave, gas hob and extractor hood, integrated Neff dishwasher, integrated fridge, spotlights and double windows to rear.

UTILITY ROOM

Window to rear, door to side entrance, door to integral garage, space for fridge freezer, space for washing machine and dryer and spotlights.

DOUBLE WIDTH GARAGE

Double garage with light and electric up and over door.

LANDING

Loft hatch and doors to four bedrooms and family bathroom.

MASTER BEDROOM

Leaded window to front. Built in double wardrobes and drawers. Spotlights.

EN-SUITE

Window to side. Low level WC, sink and vanity storage cupboards. Walk in shower, shelving, heated towel rail and spotlights.

BEDROOM TWO

Leaded window to front and large storage cupboard.

BEDROOM THREE

Window to rear. Fitted double wardrobe with cupboards above bed. Fitted shelving and drawers.

BEDROOM FOUR

Window to rear and storage cupboard.

FAMILY BATHROOM

Bath with shower over, low level WC, sink and vanity unit with storage, heated towel rail, spotlights and window to rear.

GARDEN

A spacious garden, mainly laid to lawn with mature shrubbery, patio area for outside dining and an additional seating area. Side entrance with gate. There is an outside water tap and a storage shed to the side of the house.

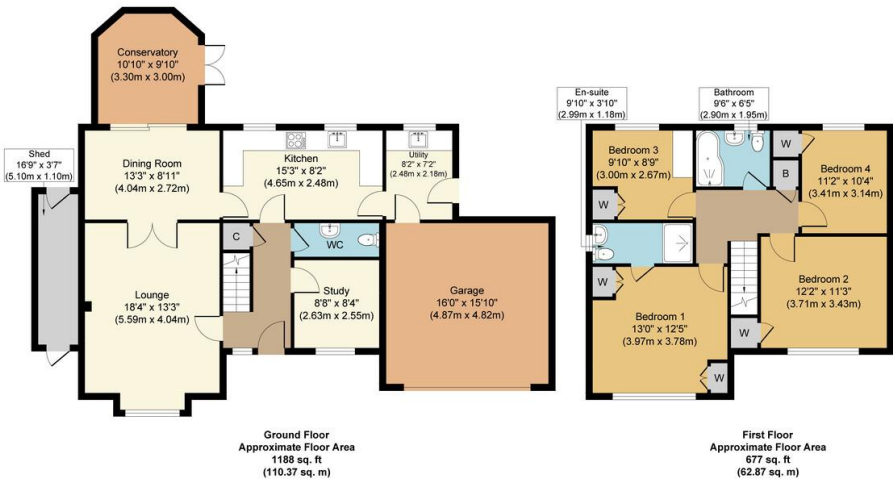








Floor Layout



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

We have been advised by the seller that the property is Freehold.

Interested purchasers should seek clarification of this from their solicitor (if Leasehold, Leasehold covenants may apply)

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