



**20 Branthill Croft, B91 3XB**

Sale Price of Offers in Excess of £300,000



**Love  
Property Co.**

## 20 Branthill Croft, Hillfield, Solihull, B91 3XB

Tenure - Freehold  
EPC Rating - D  
Council Tax Band - C

Love Property Co are pleased to offer this \*\*Chain Free\*\* modern curb appealing Property Situated on the popular Hillfield Estate an ideal opportunity to purchase this two-bed semi-detached which would be ideal for a first-time purchaser, downsizer or Investor.

The property is being well maintained and benefits from a Worcester Bosch gas central heating, double glazing and has the added attraction of standing within the Tudor Grange School Academy catchment. The accommodation briefly comprises of: canopy porch, entrance hall, living room, modern breakfast/kitchen with integrated appliances, two double bedrooms, both with built in wardrobes, modern shower room and a private landscaped garden with off road parking for two vehicles

### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone.



## PROPERTY MEASUREMENTS:

### LOUNGE

12' 8" X 9' 3" (3.85m x 2.82m)

### KITCHEN/DINER

9' 2" X 12' 5" (2.80m x 3.79m)

### BEDROOM ONE

10' 6" X 10' 10" (3.21m x 3.31m)

### BEDROOM TWO

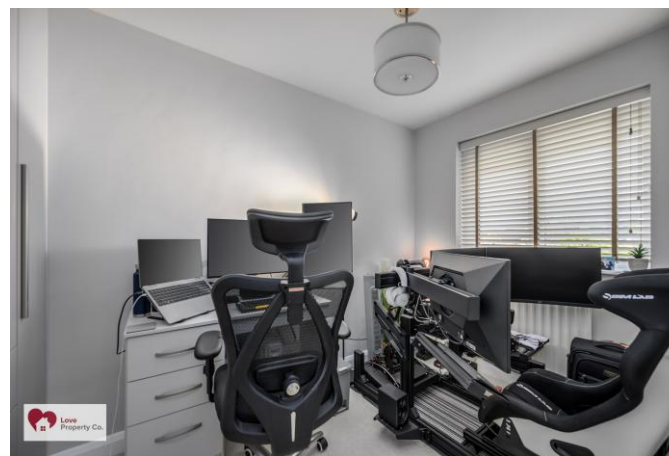
8' 10" X 8' 0" (2.70m x 2.43m)

### FAMILY SHOWER ROOM

5' 10" X 6' 7" (1.79m x 2.01m)

### TOTAL SQUARE FOOTAGE

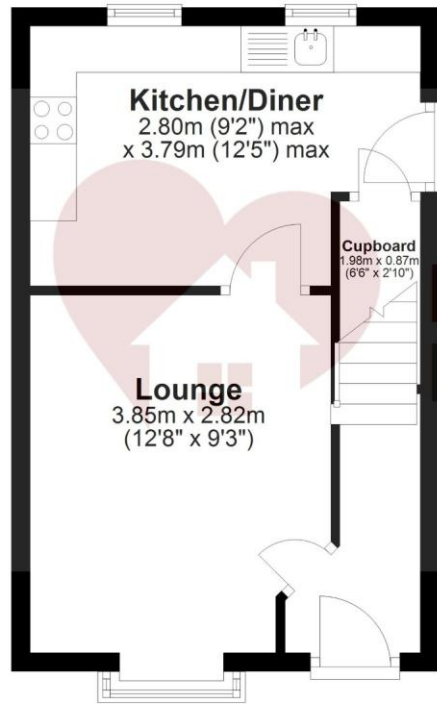
590.1 sq. feet 54.8 sq. metres approx.



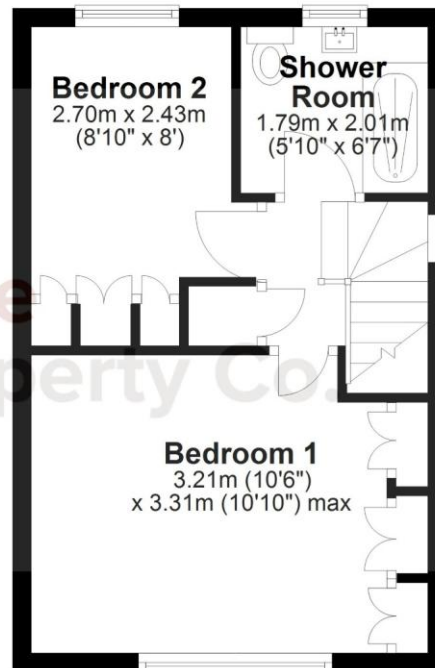
### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

## Ground Floor



## First Floor



Total area: approx. 54.8 sq. metres (590.1 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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