



smarthomes

Stonebow Avenue

Hillfield, Solihull

- A Spacious Detached Five Double Bedroom Family Home
- Modern Breakfast Kitchen & Two En-Suite Shower Rooms
- Secluded Rear Garden, Double Garage & Driveway Parking
- Spacious Lounge, Dining Room & Sitting Room

£800,000

Current EPC Rating - C
Current Council Tax Band - F

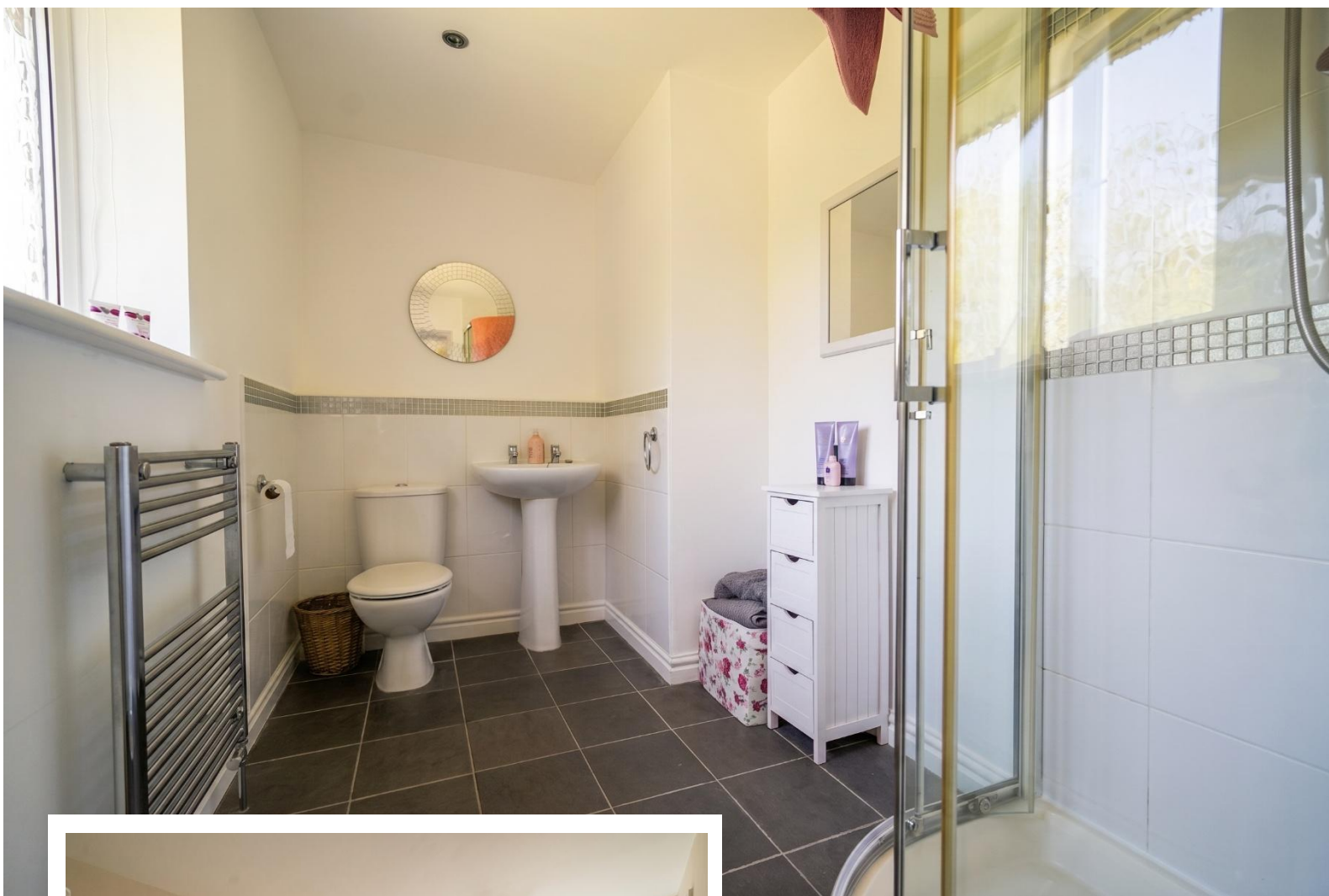




Property Description

An exceptional five double bedroom extended detached family home presented to an excellent standard and currently situated in the Tudor Grange Catchment area. Offering three reception rooms, kitchen/breakfast room, utility, guest WC, two en-suite shower rooms, family bathroom, double garage, driveway parking and secluded rear garden

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 3.84m x 5.66m (12'7" x 18'7")

Dining Room to Rear 3.2m x 3.84m (10'6" x 12'7")

Sitting Room to Rear 5.23m x 3m (17'2" x 9'10")

Kitchen/Breakfast Room to Rear 4.04m x 3.68m (13'3" x 12'1")

Utility Room 1.52m x 2.01m (5'0" x 6'7")

Extended Master Bedroom to Rear 5.21m x 3.4m (17'1" (max) x 11'2" (to wardrobes)

En Suite Shower Room 3m x 1.83m (9'10" x 6'0")

Extended Bedroom Two to Front 3.58m x 5.28m (11'9" (to wardrobe) x 17'4")

Bedroom Three to Front 3.25m x 4.75m (10'8" x 15'7")

En Suite Shower Room

Bedroom Four to Front 3.35m x 2.9m (11'0" (to wardrobe) x 9'6")

Bedroom Five to Rear 3.05m x 2.16m (10'0" x 7'1")

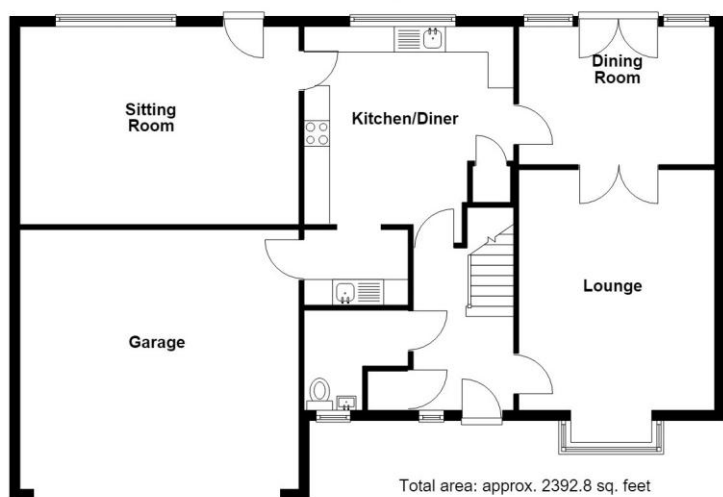
Double Garage 5.28m x 5.54m (17'4" x 18'2")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – F

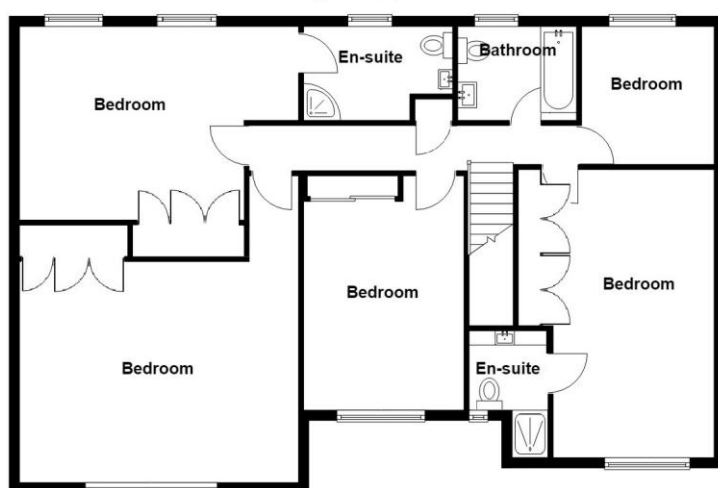


Ground Floor
Approx. 1187.2 sq. feet



Total area: approx. 2392.8 sq. feet

First Floor
Approx. 1205.6 sq. feet



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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 and 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.