



smarthomes

Lavender Cottage, Stonebow Avenue

Hillfield, Solihull

- A Beautiful Period Terraced Bungalow
- One Double Bedroom
- Modern Kitchen
- Period Style Bathroom
- Lounge With Feature Beams
- Garage & Off-Road Parking
- Communal Gardens

£280,000

Current EPC Rating - C

Current Council Tax Band - C

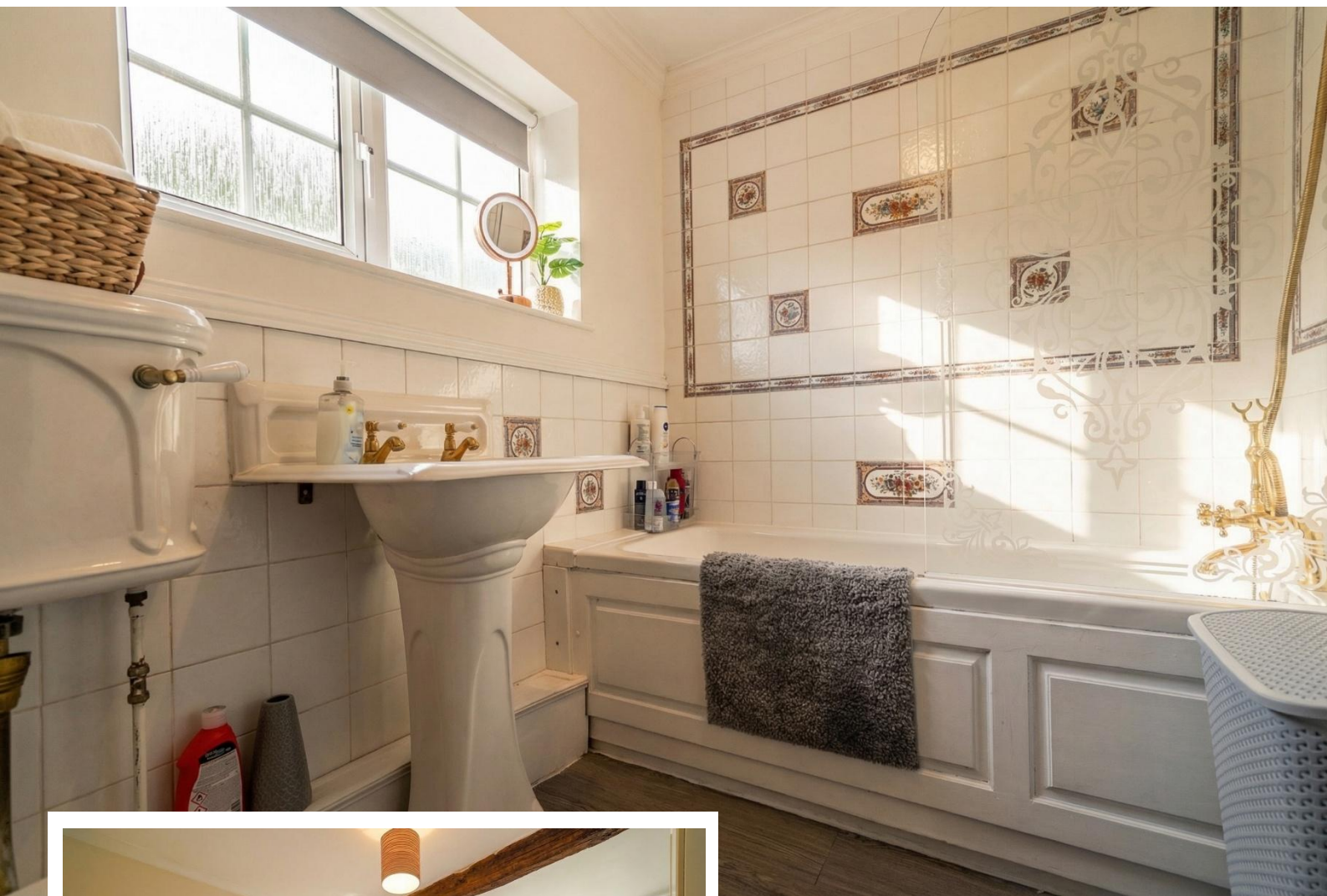




Property Description

A beautiful period terraced bungalow forming part of just seven properties and originally part of Hillfield Hall. The property briefly affords lounge with feature beams, modern kitchen, double bedroom and bathroom, communal gardens, garage 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

Entrance Hall

Superb Dual Aspect Lounge - 4.37m x 4.06m (14'4" x 13'4")

Fitted Kitchen to Rear - 2.49m x 2.44m (8'2" x 8'0")

Bedroom One to Rear - 4.09m x 3.35m (13'5" x 11'0")

Period Style Bathroom to Front - 2.24m x 1.68m (7'4" x 5'6")

Garage

Tenure

We are advised by the vendor that the property is freehold with a service charge of £700 per annum for gardens maintenance, external maintenance and communal lighting. We would advise all interested parties to obtain verification through their own solicitor or legal representative

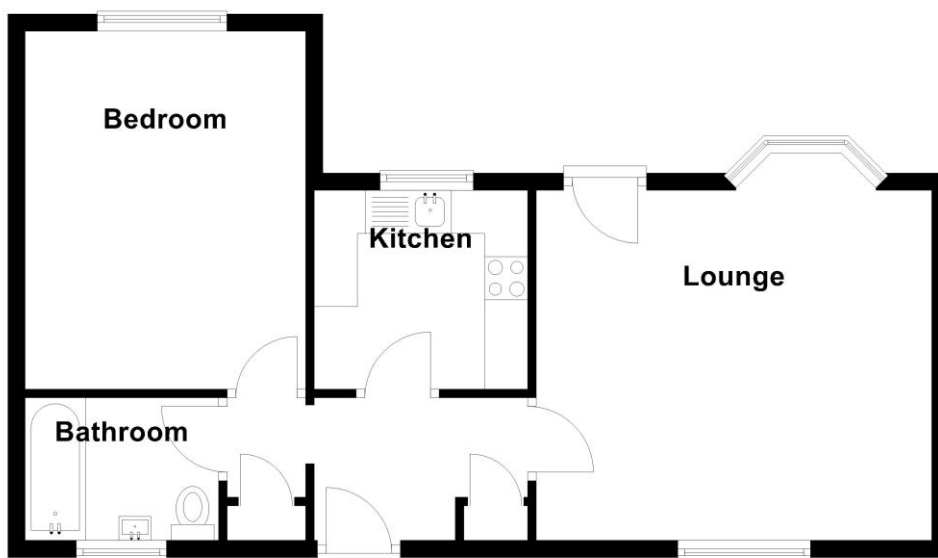
EPC supplied by Nigel Hodges

Current council tax band – C



Ground Floor

Approx. 48.9 sq. metres (525.9 sq. feet)



Total area: approx. 48.9 sq. metres (525.9 sq. feet)

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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 and 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.