



smarthomes

## Heyford Grove

Hillfield, Solihull

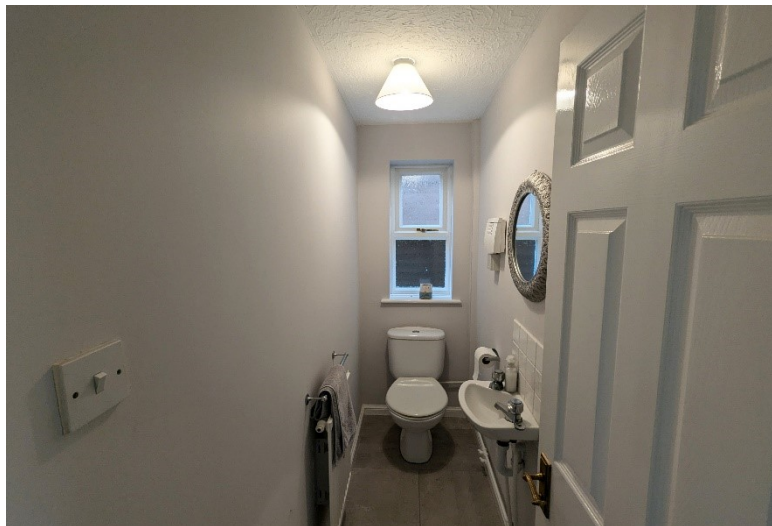
- A Very Well Maintained Detached Family Home
- Spacious Lounge, Dining Room & Breakfast Kitchen
- Four Good Size Bedrooms
- Re-Fitted En-Suite Shower Room & Family Bathroom

**Offers Over £550,000**

Current EPC Rating - D

Current Council Tax Band - E





## Property Description

A very well maintained detached family home situated in a most sought after location being sold with the benefit of no upward chain. The property is situated at the end of a quiet cul-de-sac and is set back from the road behind a driveway which in turn leads to the front door giving access to the property. A welcoming entrance hallway leads into a spacious lounge, separate dining room and through into the breakfast kitchen. There is the benefit of a guest W.C and stairs rising to the first floor where you will find four good size bedrooms, a modern re-fitted master en-suite shower room and re-fitted family bathroom. To the rear of the property is a lovely private rear garden, and the property further benefits from a useful integral garage.

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 Shelley 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

Spacious Lounge to Front - 5.36m x 3.56m (17'7" x 11'8")

Dining Room to Rear - 3.56m x 2.57m (11'8" x 8'5")

Breakfast Kitchen to Rear - 4.34m x 2.46m (14'3" x 8'1")

Guest W.C

Master Bedroom to Front - 3.66m x 3.61m (12'0" x 11'10")

Modern Re-Fitted En-Suite Shower Room to Front

Bedroom Two to Front - 3.58m x 3.25m (11'9" x 10'8")

Bedroom Three to Rear - 2.69m x 2.59m (8'10" x 8'6")

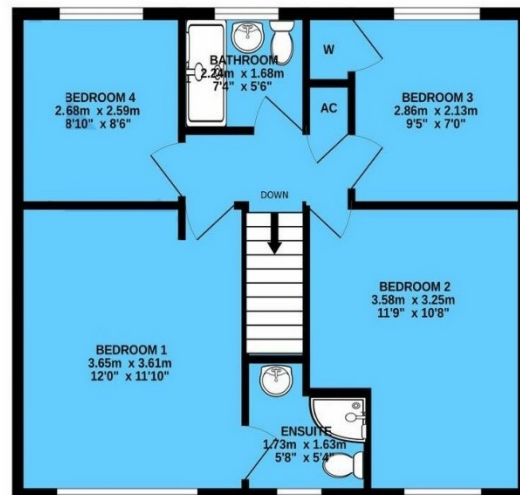
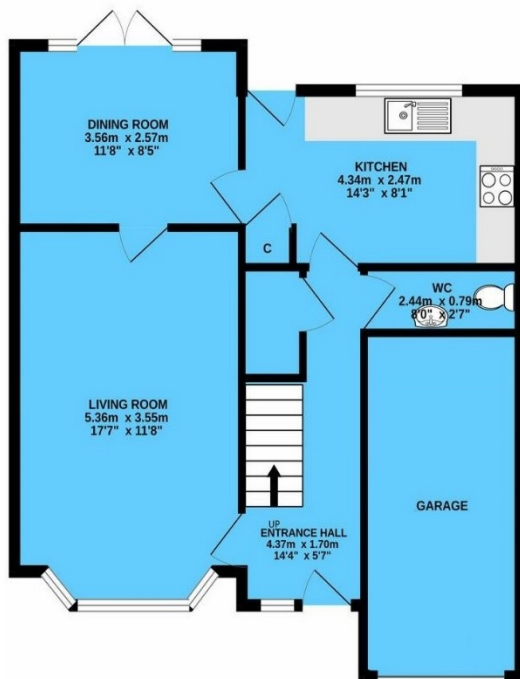
Bedroom Four to Rear - 2.87m x 2.13m (9'5" x 7'0")

Re-Fitted Family Bathroom - 2.24m x 1.68m (7'4" x 5'6")

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 vendor. Current council tax band – E



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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 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.