



smarthomes

## Hill Top House, Tanworth Lane

Shirley, Solihull, B90 4DU

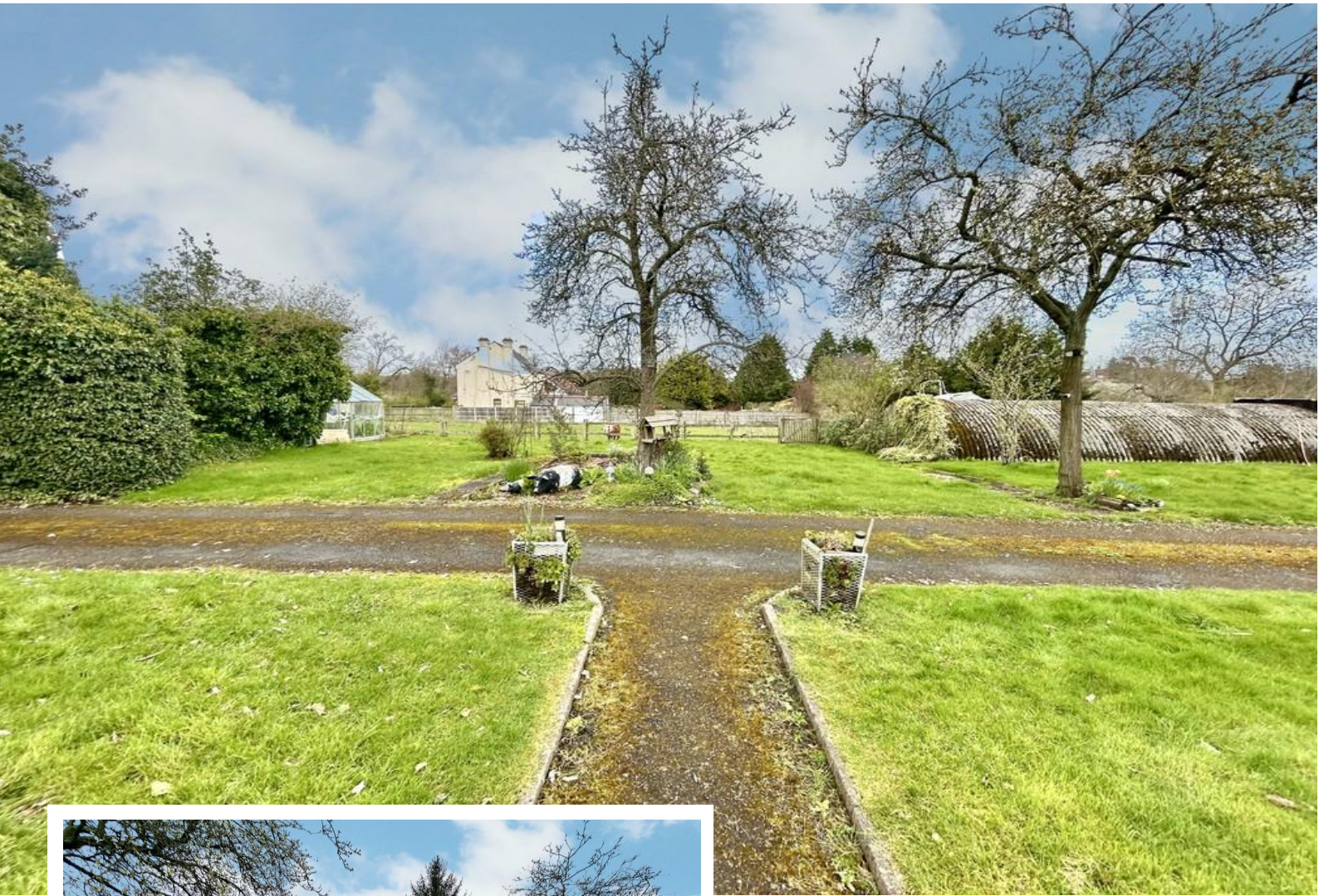
- Double Fronted Detached Period Property
- Three Bedrooms
- Two Reception Rooms
- Situated In Approximately 1.25 Acres

**£700,000**

EPC Rating 35

Current Council Tax Band - F





## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars.



Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is set back from the road in an elevated position behind a gravelled fore garden with decorative wrought iron gate leading to panel fronted door leading into

### **Reception Hall**

With spindle balustrade stair case leading to first floor and archway leading off to



### **Lounge to Front**

With bay window to front elevation and free-standing log burner

### **Reception Room Two to Front**

With bay window to front elevation, stripped timber effect flooring, decorative plate rail, wall mounted radiator and serving hatch through to

### **Kitchen**

With tiling to floor, range of base units, sink and drainer unit with mixer tap, double aspect double glazed windows to either side, free-standing Range Master Range oven, plumbing for automatic dishwasher and ceiling strip light

## Utility Area

With double drainer sink unit, wall mounted Ideal central heating boiler and courtesy door leading out to sun lounge

## Accommodation on The First Floor

With spindle balustrade, access to loft space, double glazed window to front elevation and doors leading off to

## Bedroom One to Front

With double glazed window to front elevation, wall mounted radiator, coving to ceiling and ceiling light point

## Bedroom Two to Front

With double glazed window to front elevation, wall mounted radiator, ceiling light point and vanity wash hand basin

## Bedroom Three to Rear

With double glazed window to rear elevation and ceiling light point.

## Bathroom

Being fitted with a panelled bath, wash hand basin, Aqua panelled shower cubicle, low flush WC

## Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band -

