



smarthomes

Somerby Drive

Hillfield, Solihull

- A Spacious Detached Family Home Benefiting from No Upward Chain
- Four Bedrooms
- Currently Situated in the Catchment for Tudor Grange Secondary School
- Superb Potential to Extend Subject to Planning Consent
- Re-Decorated and Re-Carpeted Throughout
- Spacious Open Plan Lounge/Dining Room
- South/Westerly Facing Rear Garden, Double Garage & Driveway Parking

£590,000

Current EPC Rating - 68 (D)

Current Council Tax Band - F





Property Description

A spacious detached family home situated in a most sought after and convenient location and benefiting from no upward chain. The property currently sits in the catchment area for Tudor Grange secondary school, has been recently re-decorated and re-carpeted throughout and benefits from superb potential to extend subject to planning consent. Offering accommodation comprising a spacious open plan lounge/dining room, fitted kitchen, utility room, guest W.C, four bedrooms, en-suite shower room, family bathroom, South/Westerly facing rear garden, double garage and driveway 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 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

Dining Room to Front - 4.17m x 4m (13'8" x 13'1")
Spacious Lounge to Rear - 5.49m x 4.72m (18'0" x 15'6" (max)
Guest WC
Breakfast Kitchen to Rear - 4.93m x 2.64m (16'2" x 8'8")
Utility Room to Side - 1.4m x 2.31m (4'7" x 7'7")
Bedroom One to Front - 3.48m x 5.18m (11'5" x 17'0" (incl wardrobe)
En-Suite to Front - 1.83m x 1.7m (6'0" x 5'7")
Bedroom Two to Front - 3.18m x 4.37m (10'5" x 14'4")
Bedroom Three to Rear - 2.57m x 3.23m (8'5" x 10'7")
Bedroom Four to Rear - 2.26m x 2.79m (7'5" x 9'2")
Family Bathroom to Rear - 2.77m x 1.85m (9'1" x 6'1")
Double Garage - 4.93m x 4.98m (16'2" x 16'4)

Tenure

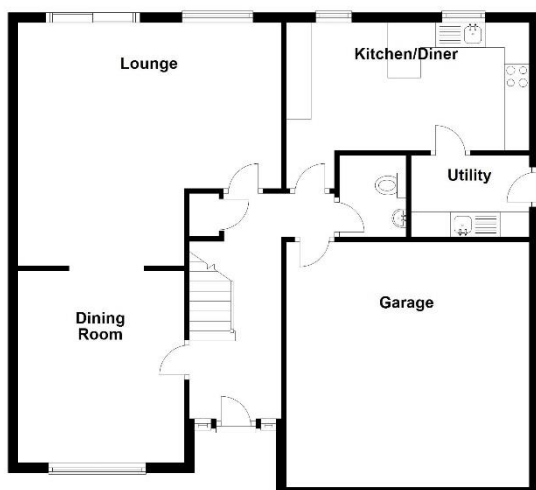
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

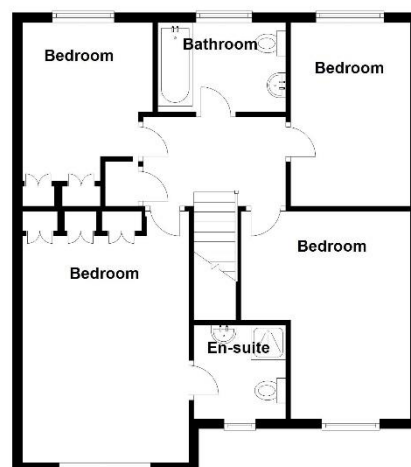
Current council tax band – F



Ground Floor



First Floor



Total area: approx. 157.2 sq. metres (1692.4 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 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.