



smarthomes

## Knightsote Drive

Hillfield, Solihull

- A Very Well Presented Three Bedroom Family Home
- Fitted Kitchen, Dining Room & Conservatory
- Re-Fitted Family Bathroom
- Side Garage & Driveway Parking

**Offers Over £465,000**

Current EPC Rating - D  
Current Council Tax Band - D





## Property Description

A very well presented detached family home offering three bedrooms, lounge, dining area, conservatory, fitted kitchen, modern family bathroom, rear garden, side 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 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

Lounge to Front 3.66m x 4.88m (12'0" x 16'0" (into bay)

Dining Area to Rear 2.29m x 3.1m (7'6" x 10'2")

Fitted Kitchen to Rear 3.12m x 2.34m (10'3" x 7'8")

Conservatory 2.06m x 3.73m (6'9" x 12'3")

Bedroom One to Front 2.69m x 4.19m (8'10" x 13'9" (into wardrobes)

Bedroom Two to Rear 2.72m x 3.1m (8'11" x 10'2")

Bedroom Three to Front 1.88m x 2.21m (6'2" x 7'3")

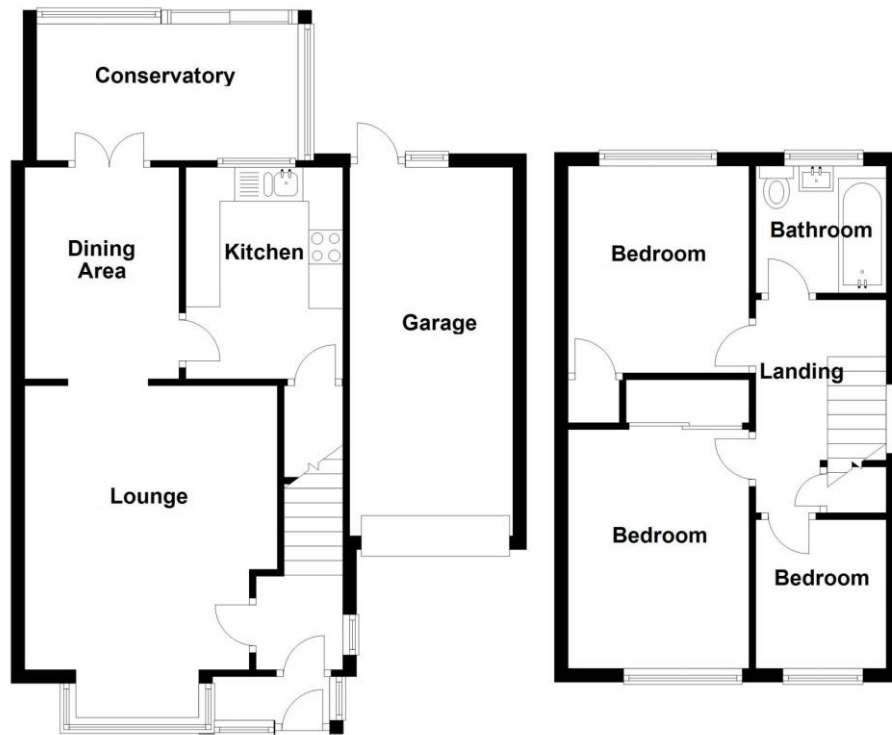
Modern Family Bathroom

Side Garage 2.54m x 5.64m (8'4" x 18'6")

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 – D



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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.