

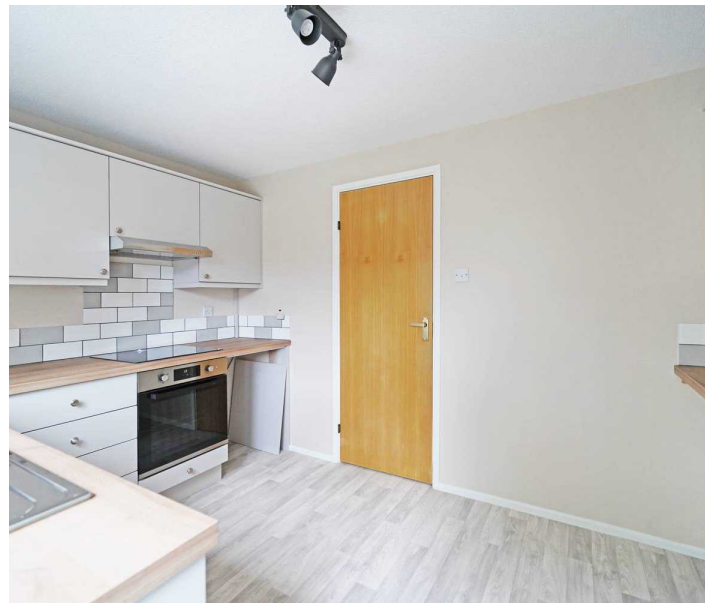
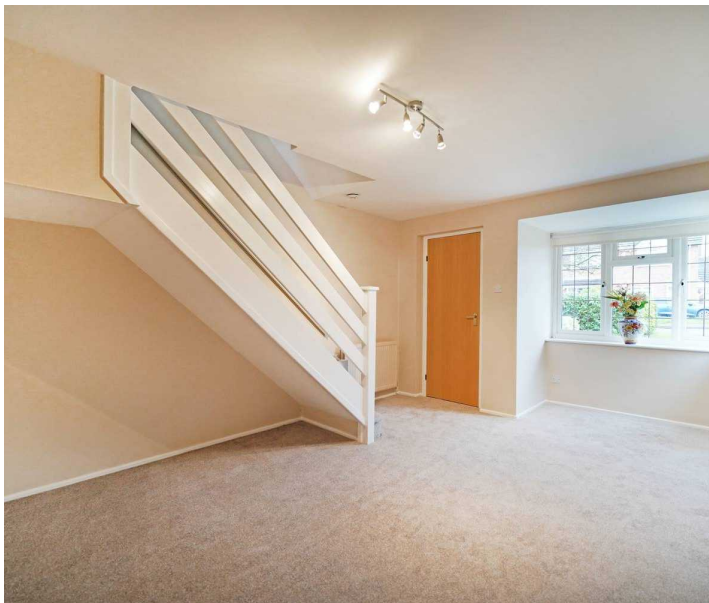


Hillwood Avenue, Shirley

Guide Price £335,000







## PROPERTY OVERVIEW

Introducing this immaculate two-bedroom semi-detached property, presented to the market with the added benefit of no upward chain. Boasting a prime location, this residence has been meticulously refurbished to an exceptional standard, facilitating an effortless transition for discerning buyers seeking immediate occupancy.

This charming home sits on an expansive plot, offering remarkable potential for extension, subject to the necessary planning consents. Upon entering, the ground floor greets you with a seamless flow of space, featuring an open plan living and dining area. The kitchen is a standout feature of the property which is painted in Farrow & Ball Cornforth White (a light grey), showcasing brand new work surfaces and units, exuding both style and functionality.

Making your way to the first floor, you will find two generously proportioned double bedrooms, serviced by a well-appointed family bathroom. Throughout, attention to detail and quality craftsmanship are evident, harmonising to create a contemporary living environment that exudes sophistication and warmth.





Externally, this residence enjoys a sizeable garden, exceeding the standard size for the area. The expansive lawn area and patio seating provide a picturesque backdrop, inviting the potential for further expansion to the side and rear of the property. A driveway offers ample parking for multiple vehicles and leads to a single garage with facilities for connection of freezer, washing machine and tumble dryer with workbench over the top and shelving.

This property is ideally suited for those seeking a turnkey residence, ready for immediate occupation, or for those with aspirations to enhance and personalise their living space further. The seamless fusion of modern design elements and versatile living spaces makes this property a rare find in today's market.





#### PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, it encompasses at the heart of the community a convenience store/post office, a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a doctors surgery, dentist and Monkspath primary school for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.

Council Tax band: C

Tenure: Freehold

- Two Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Scope To Extend Subject To Planning Permission
- Set On A Wide Plot
- Property Has Been Extensively Refurbished
- Spacious Living / Dining Room
- Newly Fitted Kitchen
- Two Doubles Bedrooms
- Large Rear Garden & Garage





## **PORCH**

### **OPEN PLAN LIVING/DINING ROOM**

18' 2" x 11' 8" (5.54m x 3.56m)

### **KITCHEN**

11' 9" x 9' 1" (3.57m x 2.77m)

## **FIRST FLOOR**

### **BEDROOM ONE**

11' 8" x 7' 7" (3.55m x 2.31m)

### **BEDROOM TWO**

11' 9" x 8' 6" (3.57m x 2.59m)

### **BATHROOM**

6' 7" x 5' 7" (2.00m x 1.69m)

### **TOTAL SQUARE FOOTAGE**

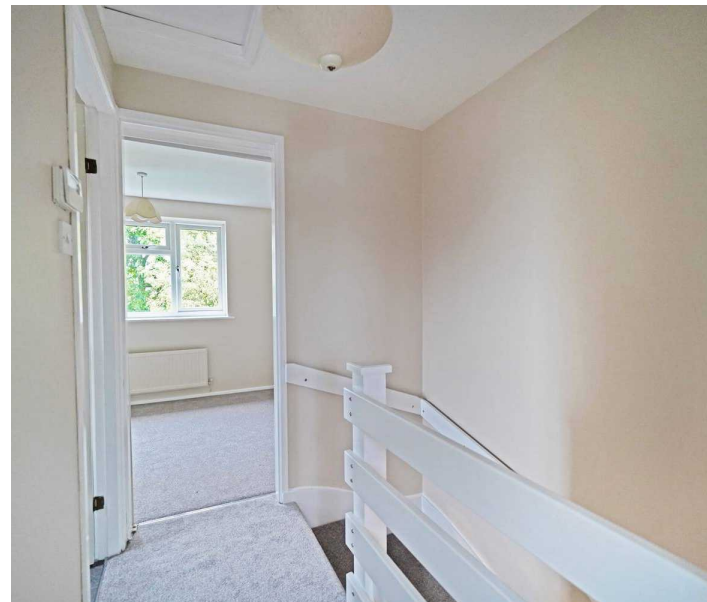
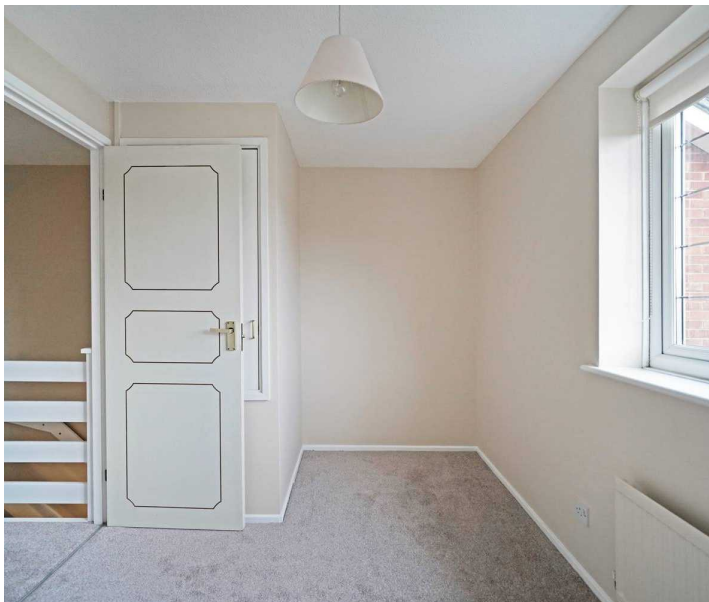
Total floor area: 70.3 sq.m. = 757 sq.ft. approx.

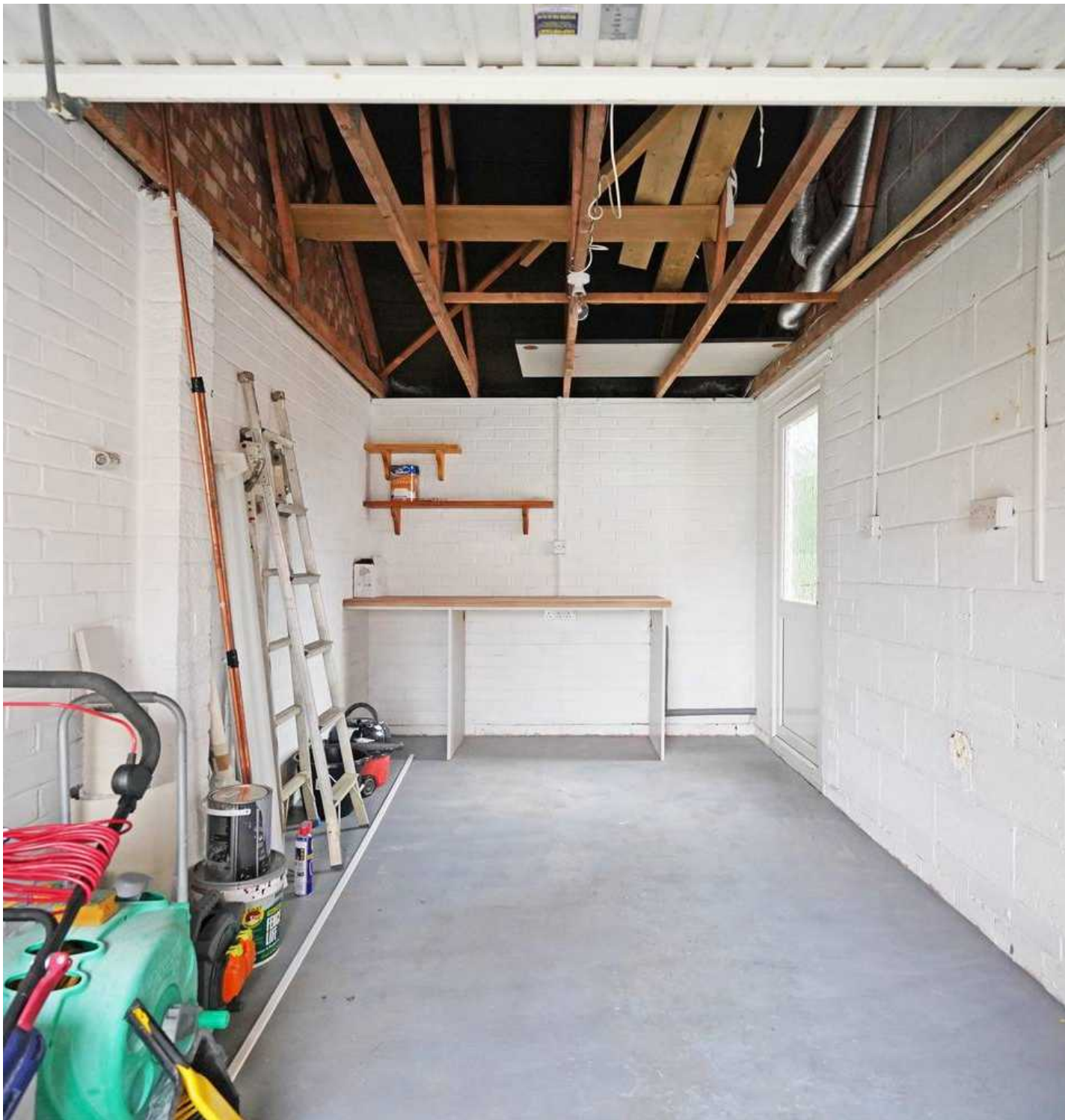
## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 10" x 8' 2" (5.14m x 2.50m)

## **SIZEABLE GARDEN**



**ITEMS INCLUDED IN THE SALE**

Lamona oven and extractor, Gionien hob, all carpets and light fittings, some blinds, garden shed.

**ADDITIONAL INFORMATION**

Services - Mains gas, electricity and water. Loft - Boarded.

**MONEY LAUNDERING REGULATIONS**

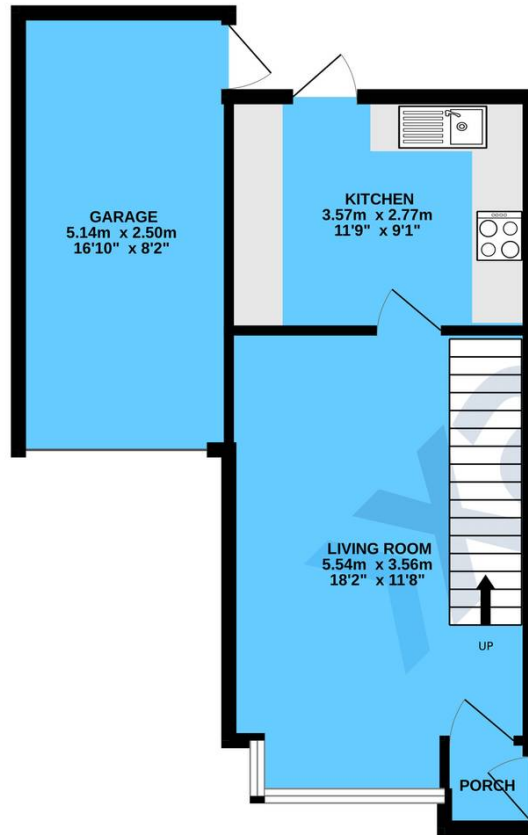
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



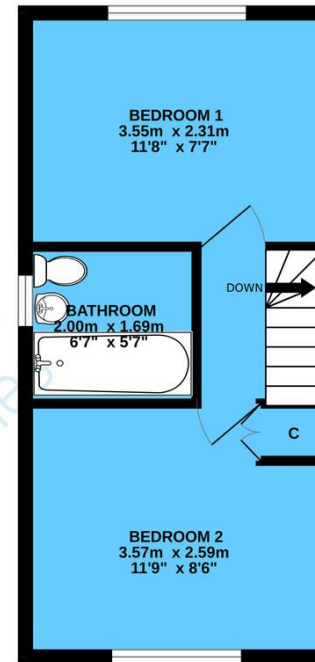




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 70.3 sq.m. (757 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62024

**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

