



## Hillfield Hall Court, Solihull

Guide Price £650,000





## PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a charming and characterful semi-detached barn conversion, this Grade II listed property has been sympathetically restored to retain many of its original period features while offering modern comforts. Situated within walking distance of Solihull town centre and train station, convenience and connectivity are at your doorstep and within Tudor Grange school catchment.

Upon entering, you are greeted by an impressive hallway adorned with oak flooring that seamlessly flows throughout the home. The ground floor features a fitted kitchen, a spacious living and dining area bathed in natural light, a cosy sitting room with a feature fireplace, and a versatile study that can easily double as a fourth bedroom if desired. A convenient downstairs shower room adds practicality to the layout.

Ascending the staircase, you will find three generously sized bedrooms on the upper level, with the principal bedroom boasting ample space and its own ensuite bathroom. The remaining bedrooms are served by a well-appointed family bathroom, offering comfort and convenience for all residents.





Externally, the property exudes charm with its cottage-style front and rear garden, providing a tranquil outdoor retreat. Additionally, the property benefits from three allocated parking spaces, ensuring ease of access for residents and guests alike.

Throughout the home, an ambience of immense character is enhanced by an abundance of natural light, creating a welcoming and homely atmosphere. With its combination of historic charm and modern amenities, this property offers a unique living experience that is not to be missed.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold





- Semi-Detached Character Barn Conversion
- Grade II Listed With Period Features
- Abundance Of Natural Light Throughout
- Walking Distance To Town Center & Station
- Two Charming Reception Rooms
- Fitted Kitchen With Ample Work Surfaces
- Versatile Home Office / Fourth Bedroom
- Three Generously Sized Bedrooms
- Downstairs Shower Room & Family Bathroom
- Three Allocated Parking Spaces

#### **ENTRANCE HALL**

#### **LOUNGE / DINING ROOM**

23' 1" x 11' 4" (7.04m x 3.45m)

#### **SITTING ROOM**

15' 8" x 10' 3" (4.78m x 3.13m)

#### **STUDY / BEDROOM FOUR**

10' 11" x 10' 3" (3.33m x 3.13m)

#### **LUXURY FITTED KITCHEN**

#### **SHOWER ROOM**

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

14' 5" x 12' 9" (4.40m x 3.88m)

#### **ENSUITE**

#### **BEDROOM TWO**

10' 11" x 10' 3" (3.33m x 3.13m)

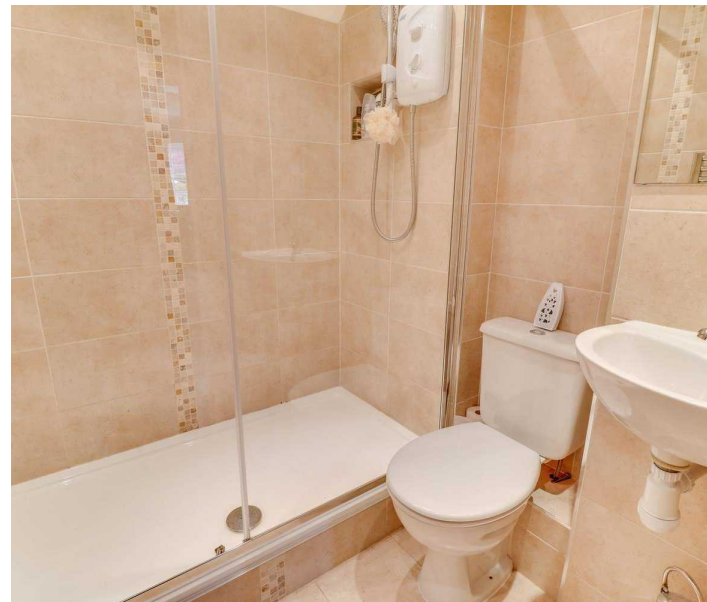
#### **BEDROOM THREE**

10' 10" x 8' 9" (3.30m x 2.67m)

#### **FAMILY BATHROOM**

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 146 sq.m. = 1572 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

**TWO COVERED CARPORTS**

**ONE ALLOCATED PARKING SPACE**

**FRONT AND REAR COTTAGE STYLE GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Bosch appliances including oven, hob, extractor and microwave, Beko fridge freezer, Hotpoint dishwasher, Indesit washing machine, all carpets and blinds, some curtains and light fittings, fitted wardrobes in bed one, two and four, garden shed and CCTV.

### **ADDITIONAL INFORMATION**

Services - Mains gas, electricity and water on a meter.

Loft - Boarded. Broadband - Sky. Service Charge -

£544.50 pa.

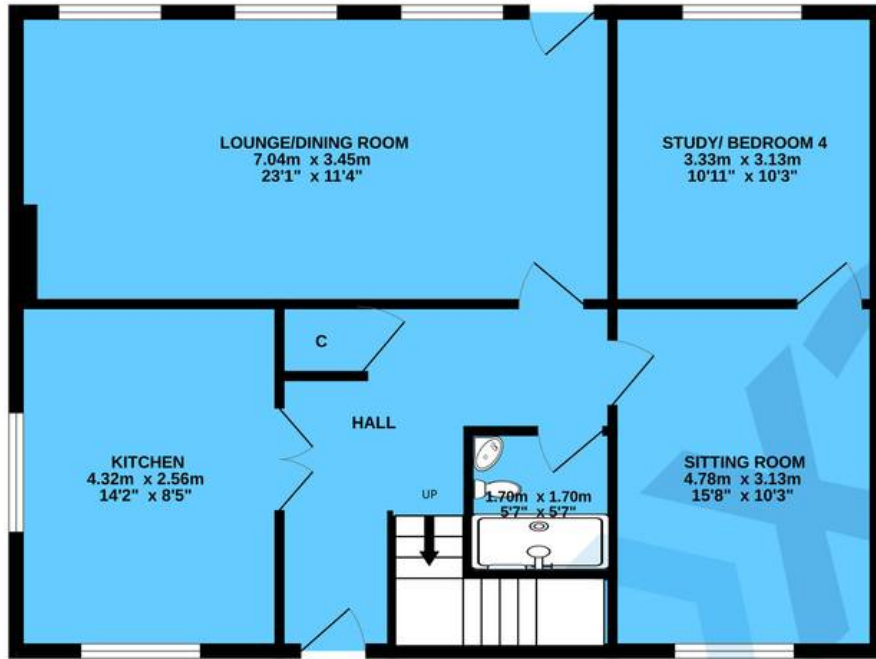
### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.

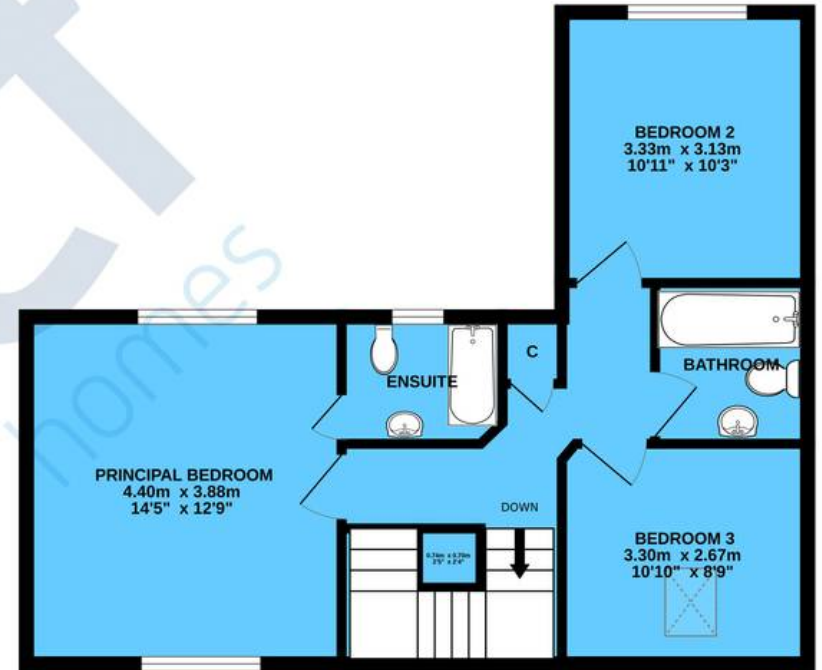
Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 146.0 sq.m. (1572 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.  
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**Xact Homes**

6 The Square, Solihull - B91 3RB

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

