



Habberley Croft, Solihull

Guide Price £650,000





PROPERTY OVERVIEW

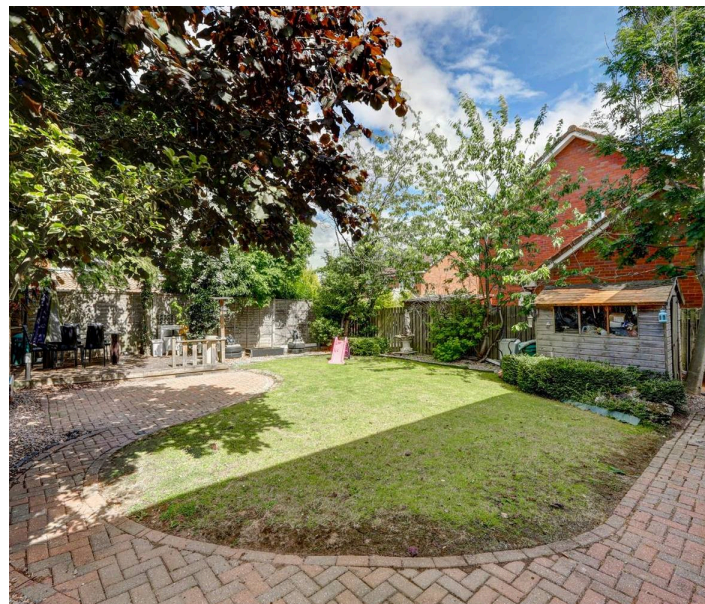
Situated on the popular Hillfield estate, in a quiet cul-de-sac location, an ideal opportunity to purchase this impressive four bedroom detached originally built by Bryant Homes to the Talisman design. This property has been well maintained and benefits from gas central heating, double glazing and has the added attraction of a modern re-fitted kitchen/diner. The property stands within the Tudor Grange Academy catchment and the accommodation briefly comprises of: entrance hall, WC, two reception rooms, modern re-fitted kitchen/diner, four bedrooms, ensuite shower room, family bathroom, garage and landscaped garden.

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: G

Tenure: Freehold





- No Upward Chain
- Tudor Grange Academy Catchment
- Four Bedroom Detached
- Extended Re-Fitted Kitchen/Diner
- Two Reception Rooms
- Ensuite & Family Bathroom
- Popular Hillfield Estate

ENTRANCE HALL

WC

RECEPTION ROOM ONE

19' 11" x 11' 8" (6.08m x 3.55m)

RECEPTION ROOM TWO

13' 11" x 9' 9" (4.25m x 2.97m)

KITCHEN/DINER

18' 10" x 13' 8" (5.74m x 4.16m)

INTEGRAL GARAGE

17' 9" x 8' 1" (5.41m x 2.47m)

FIRST FLOOR

BEDROOM ONE

20' 5" x 14' 5" (6.22m x 4.40m)

ENSUITE

6' 8" x 5' 5" (2.03m x 1.65m)



**BEDROOM TWO**

14' 8" x 10' 10" (4.47m x 3.30m)

BEDROOM THREE

10' 10" x 8' 2" (3.29m x 2.48m)

BEDROOM FOUR

9' 10" x 8' 2" (3.00m x 2.50m)

BATHROOM

7' 10" x 7' 5" (2.40m x 2.25m)

TOTAL SQUARE FOOTAGE

130.0 sq.m (1399 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Free standing cooker, integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, garden shed, all carpets, curtains and light fittings, some blinds and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

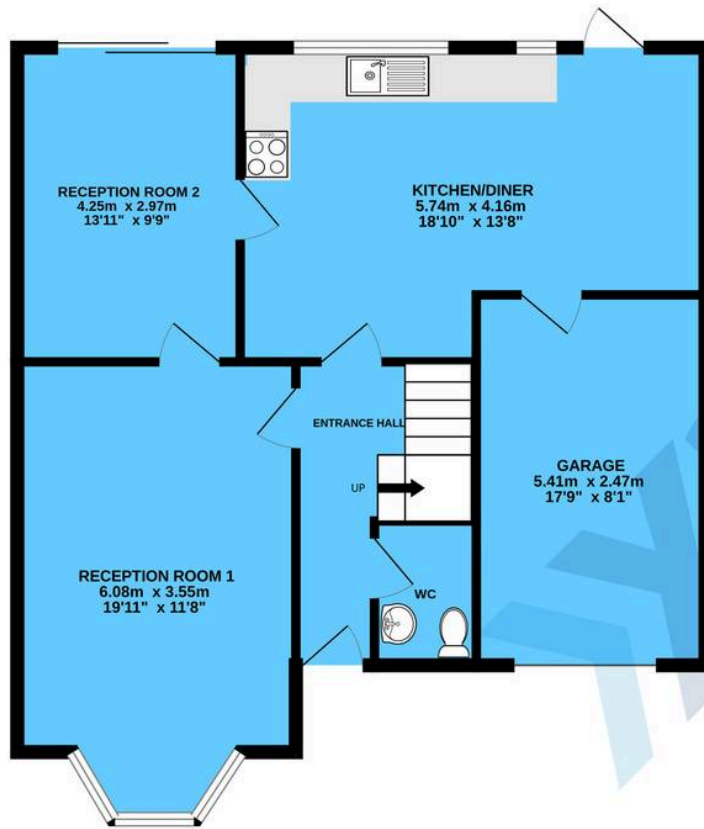


INFORMATION FOR POTENTIAL BUYERS

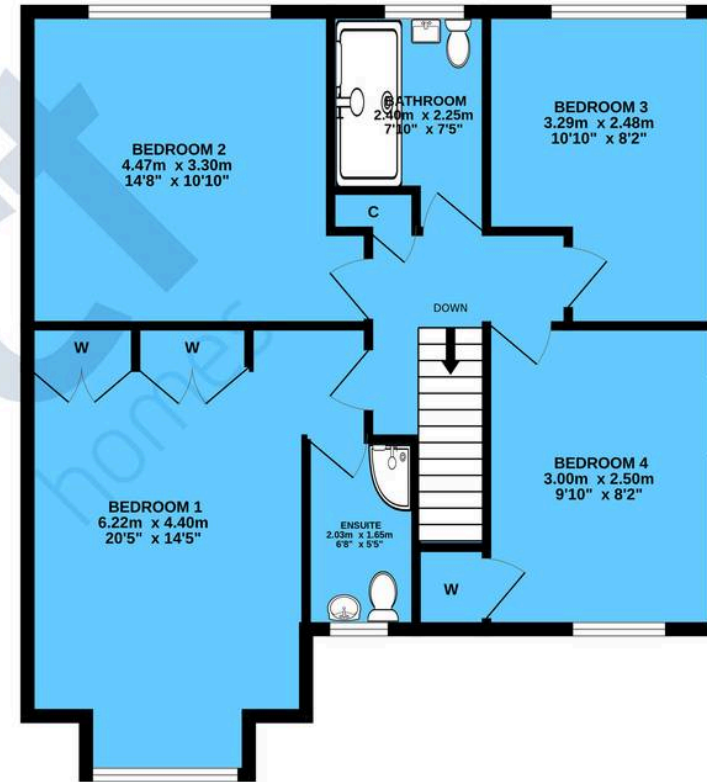
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 130.0 sq.m. (1399 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 ©2026

Xact Homes

6 The Square, Solihull - B91 3RB

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

xact
HOMES

