



Glaston Drive, Solihull

Guide Price £749,500





PROPERTY OVERVIEW

Situated on the popular Hillfield Estate a fantastic opportunity to purchase this impressive four bedroom detached, offered to the market with NO UPWARD CHAIN. The property offers spacious family accommodation, stands within the Tudor Grange Academy catchment and briefly comprises of: impressive entrance hall, guest cloakroom, living room, dining room, conservatory, breakfast kitchen, utility room, study, four bedrooms, ensuite shower room, walk in wardrobe, family bathroom, double garage and south east facing rear 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

- Popular Hillfield Estate
- Tudor Grange Academy Catchment
- No Upward Chain
- Spacious Four Bedroom Detached
- Living Room
- Dining Room
- Conservatory
- Study
- Breakfast Kitchen
- Ensuite Shower Room





ENTRANCE HALL

WC

5' 7" x 4' 10" (1.70m x 1.47m)

LIVING ROOM

17' 9" x 12' 8" (5.40m x 3.87m)

DINING ROOM

11' 7" x 9' 3" (3.52m x 2.83m)

CONSERVATORY

11' 7" x 7' 6" (3.53m x 2.29m)

BREAKFAST KITCHEN

14' 10" x 9' 3" (4.52m x 2.83m)

UTILITY ROOM

7' 10" x 5' 2" (2.40m x 1.58m)

STUDY

7' 10" x 7' 0" (2.40m x 2.14m)

FIRST FLOOR

BEDROOM ONE

12' 9" x 10' 10" (3.89m x 3.31m)

ENSUITE

6' 6" x 5' 2" (1.97m x 1.58m)

BEDROOM TWO

10' 11" x 9' 9" (3.33m x 2.96m)

BEDROOM THREE

13' 0" x 9' 7" (3.95m x 2.93m)

BEDROOM FOUR

9' 7" x 7' 6" (2.91m x 2.28m)

BATHROOM

9' 2" x 6' 2" (2.79m x 1.88m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 156.6 sq.m. = 1686 sq.ft. approx.

OUTSIDE THE PROPERTY**DOUBLE GARAGE****SOUTH EAST FACING REAR GARDEN****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all curtains, fitted wardrobes in three bedrooms and a garden shed.

ADDITIONAL INFORMATION

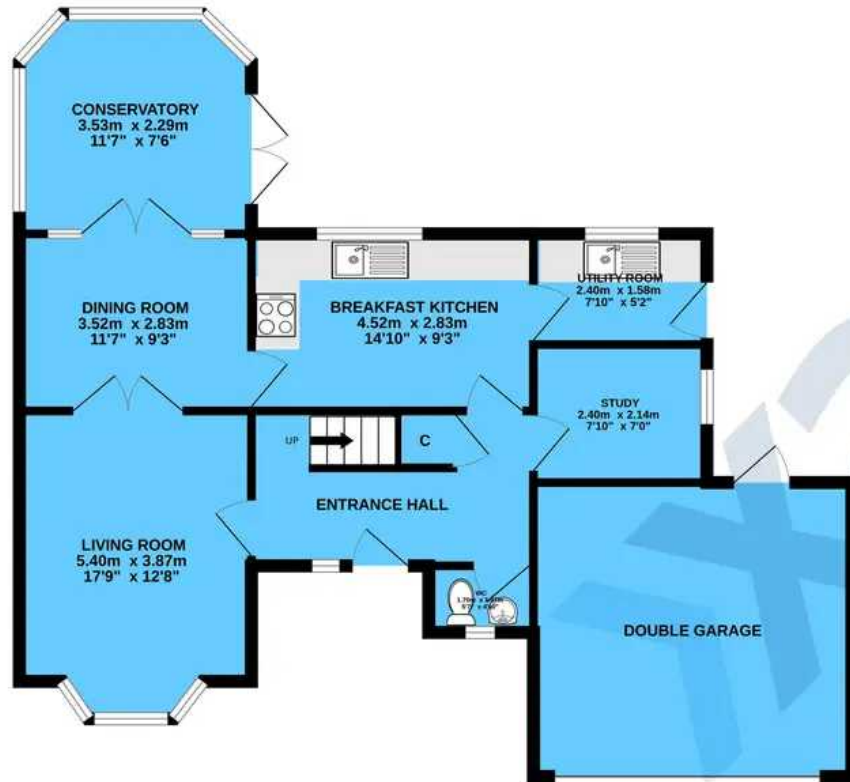
Services - mains gas, electricity and mains sewers.

MONEY LAUNDERING REGULATIONS

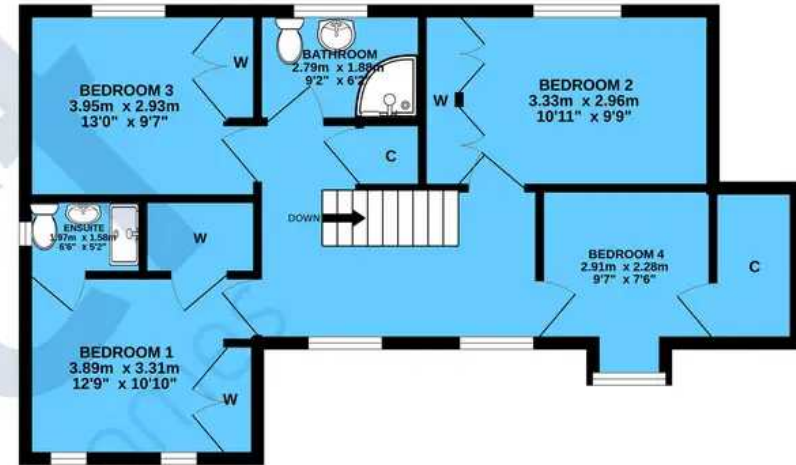
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 156.6 sq.m. (1686 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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