

Hawkins  
Patterson &



Littlewood Close, Hillfield, Solihull, B91 3UT  
Solihull

£900,000

Hawkins Patterson





**FABULOUS 5 BED FAMILY HOME & 1-BED SELF CONTAINED ANNEX- PERFECT FOR GROWING FAMILIES.** Situated in a quiet location within Tudor Grange school catchment.

Hillfield is one of Solihull's sought after locations, ideally situated close to the town centre and falling within the highly regarded Tudor Grange Academy senior school catchment area. Local amenities can be found nearby in Monkspath, just off Shelley Crescent, where you'll find a doctor's surgery, dental practice, and the popular Farm gastropub and restaurant.

Solihull town centre itself offers a superb range of shopping and leisure facilities, including the Touchwood shopping centre, Waitrose, and the prestigious John Lewis department store, all within walking distance of the property.

For commuters, Solihull provides excellent transport links, with regular train services to Birmingham and London, as well as easy access to the M42 motorway, which connects directly to the M40, M5, and M6. Junction 6 of the M42 also places you within easy reach of the NEC, Resorts World, Birmingham International Airport, and Birmingham International train station

The property is set back from the road behind a lawned foregarden, generous driveway with ample parking spaces, access is gained via double glazed doors leading to;

#### **ENCLOSED PORCH**

Meter cupboard, tiled floor and double glazed door to;

#### **ENTRANCE HALL**

Radiator with decorative cover, coving to ceiling, laminate flooring, stairs to first floor and understairs cupboard and doors to:

#### **GUEST WC**

Tiled flooring and tiled splashbacks, Wc, pedestal wash basin, radiator, coving and double glazed frosted window to front







## **SPACIOUS LIVING ROOM**

Double glazed bay window to front, radiator, wood flooring, feature oak fireplace with recessed log burner. Coving to ceiling and door to;

## **DINING ROOM**

Double glazed French doors to rear garden, wood flooring, radiator and door to;

## **KITCHEN**

Tile effect vinyl flooring, radiator, coving to ceiling. A wide range of Oak fronted base, wall and drawer units, roll top worksurfaces, built in electric oven and grill, microwave, four ring gas hob with extractor over, sink drainer unit, space for fridge freezer, integrated dishwasher, double glazed window to rear and archway through to;

## **BREAKFAST ROOM**

Double glazed sliding patio doors to the rear garden, continued tile effect vinyl flooring, radiator, coving to ceiling and door to;

## **UTILITY ROOM**

Fitted base and wall units, roll top worksurfaces, cupboard housing the central heating boiler, plumbing and space for washing machine and tumble dryer, sink drainer unit, radiator, double glazed door and window to side passage and door to;

## **GARAGE**

Electric up and over garage door, light and power points, wash basin. Fitted cupboard and shelving, trip switch consumer unit, Solar panel inverter (see notes to end).

Coving to ceiling, airing cupboard, loft hatch to boarded loft space with ladder.

## **BEDROOM ONE**

Double glazed bay window to front, radiator, laminate flooring and fitted wardrobes.

## **ENSUITE SHOWER ROOM**

Feature tiled walls and flooring, white suite, WC, pedestal wash basin, shower cubicle and radiator.

## **BEDROOM TWO**

Wood flooring, double glazed windows to rear, radiator and fitted wardrobes.





### **BEDROOM THREE**

Double glazed window to front, radiator, laminate flooring and fitted wardrobes.

### **BEDROOM FOUR**

Double glazed window to rear, radiator and laminate flooring.

### **BEDROOM FIVE**

Double glazed window to front, radiator, fitted work desk and built in cupboard.

### **BATHROOM**

Feature tiled walls, Amtico style flooring, heated towel rail, refitted white suite, Wc, wash basin, panelled bath. with thermostatic shower over.

### **ANNEX**

### **KITCHEN/ DINING ROOM**

Modern fitted base, wall and drawer units, butcher block work tops, sink drainer unit, integrated fridge, oven and hob, double glazed window to rear, radiator, cupboard housing the central heating boiler, useful understairs cupboard, vinyl flooring and park glazed door to inner hallway with stairs to the first floor and part glazed door to;

### **LOUNGE**

Double glazed window to front, radiator, feature fireplace with electric flame effect fire,

### **DOWNSTAIRS WC**

WC, wash basin, and heated towel rail.

### **BEDROOM**

Fitted bedroom suite of ample fitted wardrobes, bedside cabinets and shelved units, drawer units, over bed storage cupboards. Double glazed window to front, coving to ceiling, radiator with decorative cover and door to;







## **SPACIOUS SHOWER ROOM**

Modern white suite with WC, pedestal wash basin, double shower cubicle with thermostatic shower, tiled splashbacks and frosted double glazed window to rear.

## **OUTSIDE**

## **DELIGHTFUL REAR GARDEN**

A generous and private, southerly facing rear garden with well stocked flower and shrubbery beds, laid lawn, large composite decked patio with two electric canopy blinds ,paved terrace, trellised corner section with garden shed and greenhouse, fenced boundaries. Wide paved side passage with gate, water tap, garden shed and space for wheelie bins.

## **SOLAR ENERGY SYSTEM**

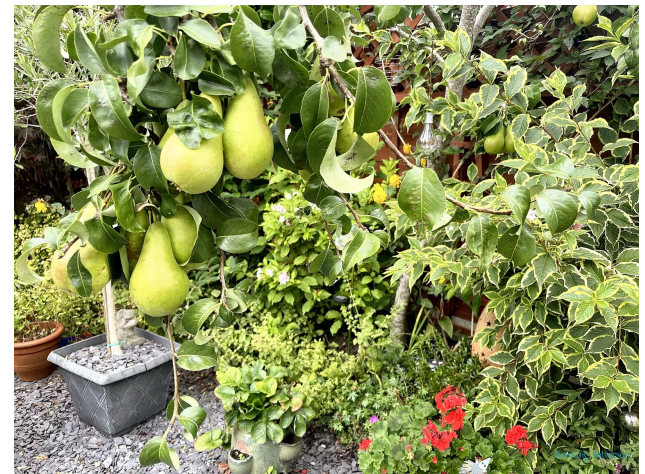
The property benefits from a solar energy system which is capable of generating up to 4kw at any one time. Eighteen roof panels carry solar energy to an inverter located in the garage. All electricity generated can be used to power domestic appliances etc within the house whilst a separate immersun system enables residual solar energy to provide hot water .

A portable wireless display within the house shows the level of electricity being generated by the system which facilitates maximum usage at any time.

As a result noticeable savings can be made both on electricity and gas bills.

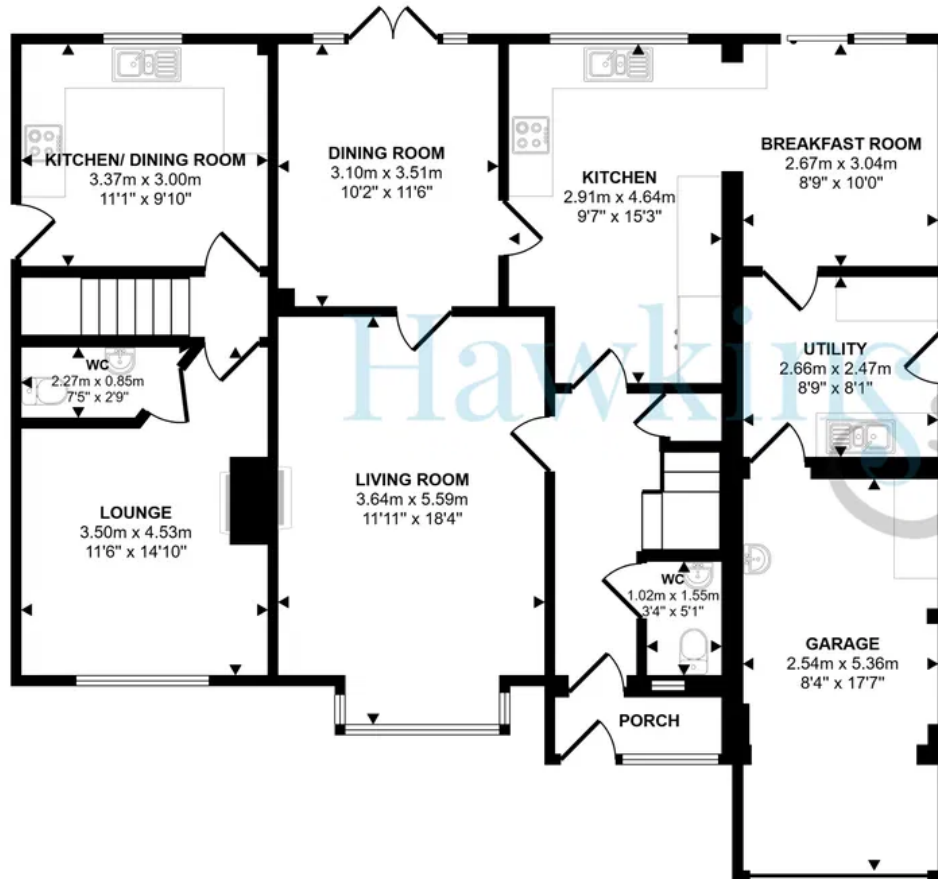




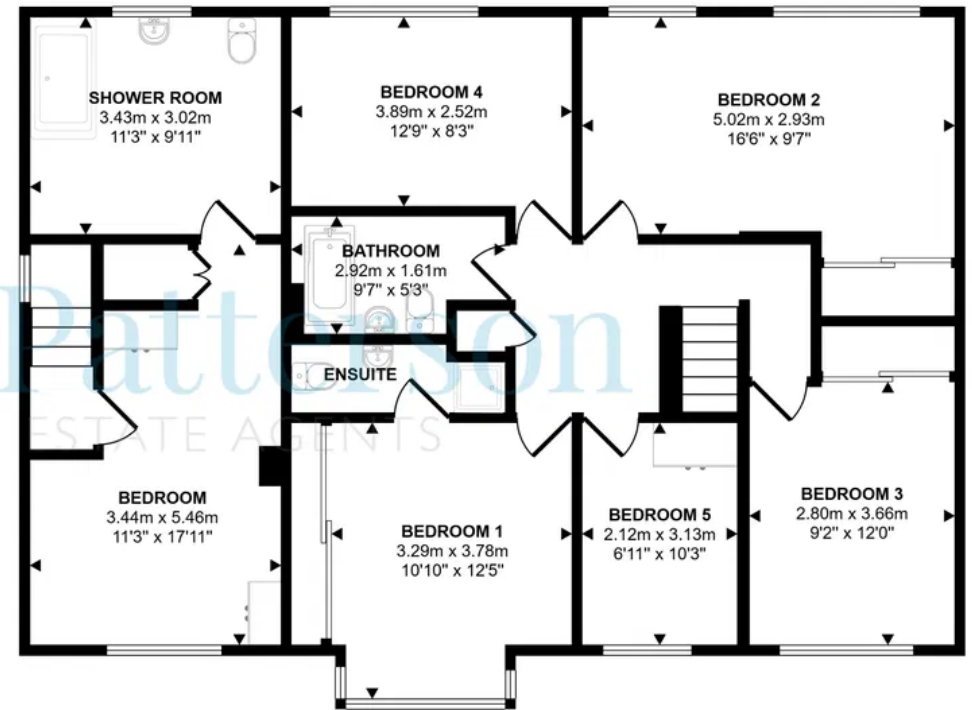




Approx Gross Internal Area  
230 sq m / 2471 sq ft



Ground Floor  
Approx 119 sq m / 1281 sq ft



First Floor  
Approx 111 sq m / 1190 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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