



Billingham Close, Hillfield, Solihull, B91 3UQ

Guide Price £565,000

**Hawkins
& Patterson**





Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

This modern detached home occupies an impressive wide corner plot, offering excellent potential for future extensions (subject to planning permission). Ideally positioned within the sought-after Tudor Grange school catchment, the property is perfectly placed for access to Solihull Town Centre, which boasts a superb range of shops, including Touchwood Shopping Centre and John Lewis, along with an array of bars, restaurants, and eateries. Additional amenities include Cineworld multi-screen cinema, Waitrose, and Lidl.

The location provides convenient road links to the M42 motorway, offering swift access via Junction 6 to the NEC, Birmingham International Airport and Railway Station, and Resorts World. Regular trains run from Widney Manor train station to Birmingham, Warwick Parkway and London.

Nearby Monkspath, offers further everyday conveniences with local shops, a dentist, doctors' surgery, and the popular gastropub, The Farm.

The property is set back from the road behind a wide corner plot with lawn to the side and hedging, double width driveway, EV charger, wall mounted coach style lantern, and double glazed door to;

ENCLOSED PORCH

Tiled floor, wall mounted coach style lantern, double glazed window to side and double glazed door to;

ENTRANCE HALL

Wood floor, stairs to first floor, understairs cupboard, radiator and doors off to:

GUEST CLOAKROOM WC

Frosted double glazed window to front, tiled floor and half height tiled walls, White suite with WC and wash basin and chromed heated towel rail.

LIVING ROOM

Double glazed window to front, radiator, media wall and part glazed double doors to;

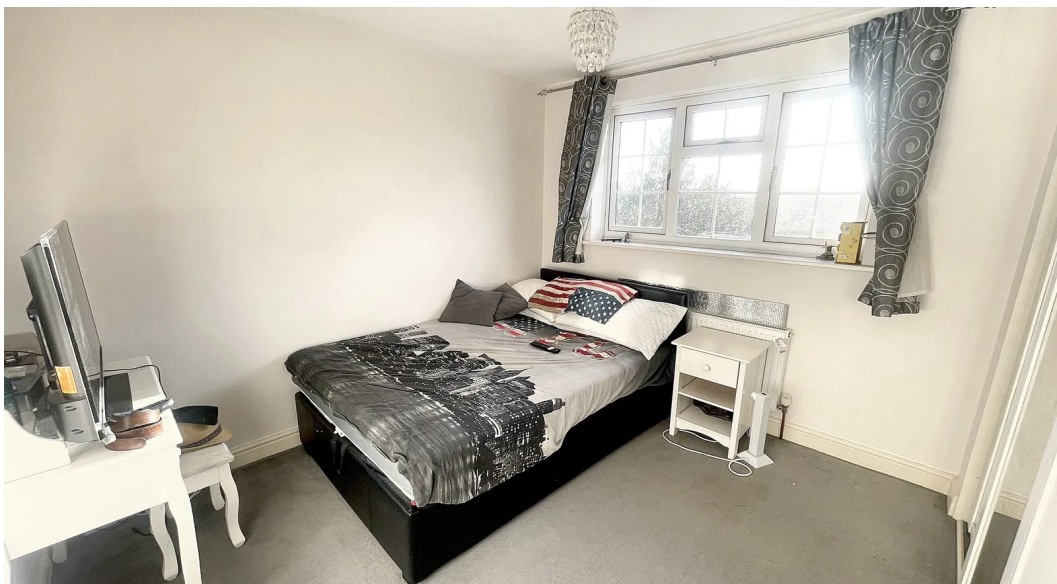
DINING ROOM

Double glazed doors to the patio, radiator and wood flooring.

KITCHEN

Fitted base, wall and drawer units, roll top worksurfaces, tiled splashbacks, sink drainer unit, built in electric oven, four ring gas hob and extractor over. Tiled floor, fitted breakfast bar with radiator under, plumbing and space for washing machine and dishwasher, space for fridge freezer and door to;







UTILITY/ STORE/ OFFICE/ GYM

A versatile multi functional room with door to the garage, radiator, laminate flooring and double glazed window and door to the rear.

FIRST FLOOR LANDING

Frosted double glazed window to side, shelved storage cupboard, loft hatch and doors to:

BEDROOM 1

Double glazed window to front, radiator, fitted wardrobes with sliding mirror fronted doors, door to;

ENSUITE SHOWER ROOM

Frosted double glazed window to side, tiled floor and walls, chromed heated towel rail. White suite with WC, pedestal wash basin, corner shower cubicle with thermostatic shower.

BEDROOM TWO

Double glazed window to rear, radiator and fitted wardrobes with sliding mirror fronted doors.

BEDROOM THREE

Double glazed window to rear, radiator and built in wardrobe.

BEDROOM FOUR

Double glazed window to front, radiator and built in wardrobe.

FAMILY BATHROOM

White suite with WC, pedestal wash basin, panelled bath with mixer tap and shower attachment. Chromed heated towel rail, extractor fan, tiled walls and floor.

GARAGE

Up and over garage door, light and power points, storage space above and door to the utility/ store/ office /gym.

REAR GARDEN

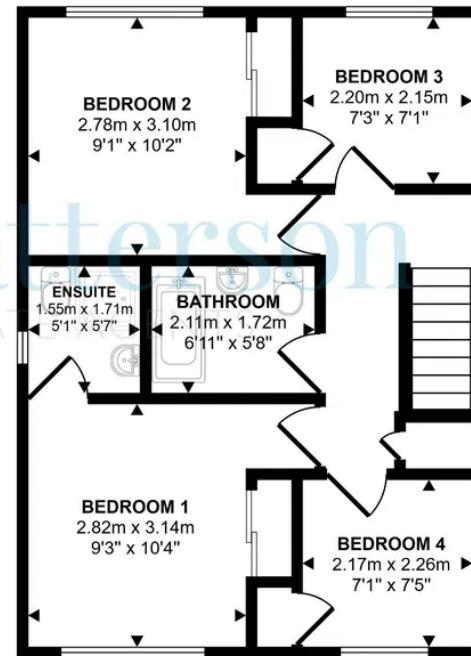
Enjoying a wide rear garden with space to extend to the side and rear (STPP). Paved patio, laid lawn, walled and fenced boundary.



Approx Gross Internal Area
125 sq m / 1349 sq ft



Ground Floor
Approx 78 sq m / 841 sq ft



First Floor
Approx 47 sq m / 508 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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