



# Shelsley Way, Hillfield

Asking Price £340,000

- SEMI DETACHED
- BREAKFAST KITCHEN ROOM
- PRIVATE GARDENS
- TUDOR GRANGE CATCHMENT
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- CENTRAL LOCATION
- VACANT POSSESSION

Shelsley Way is accessed directly from Monkspath Hall Road. Via Widney Manor Road, you are lead into the town centre of Solihull benefitting from a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Within walking distance of the property is Widney Manor Railway Station providing local services adjacent to which is Widney Manor golf course.

Schooling is of particular renown in Solihull and this property benefits from being located within the Tudor Grange catchment; one of the most requested secondary schools in Solihull and also feeder schools including St Alphege Junior School.

An ideal location therefore for this two bedroomed semi detached property available with vacant possession.

### **ENTRANCE PORCH**

Accessed via glazed upvc door leading to inner door.

### **ENTRANCE HALL**

A compact entrance hall with access to living room and the first floor. With ceiling light and space for cloaks.

### **LIVING ROOM**

**9'4" x 14'3" (2.87 x 4.36)**



A good sized living room with bay window to front elevation. Having under stairs cupboard and leading through to the kitchen breakfast room. Ceiling light and wall mounted radiator.

### **KITCHEN BREAKFAST ROOM** **13'0" x 5'10" (3.985 x 1.794)**



A well fitted kitchen breakfast room with double window to rear elevation. Having a breakfast bar separating the living and kitchen areas. With a range of wall mounted and base units with worktop over and integrated appliances including gas hob, electric oven and extractor, 1.5 bowl sink with mixer tap, space and plumbing for washer dryer and housing the gas combi boiler. With ceiling light and access into the study.

### **STUDY**

**8'0" x 7'8" (2.445 x 2.36)**



A bright study area with window to rear elevation, door leading to garden and access into the garage. With ceiling light and wall mounted radiator.

### **GARAGE**

**16'4" x 7'10" (4.98 x 2.403)**

A good sized single garage with internal access and up and over door onto the drive way. With ceiling light and power points and plenty of eves storage.

### **LANDING**

Allowing access to the bedrooms and family bathroom. With window to side elevation, ceiling light, airing cupboard and loft access.



**BEDROOM ONE**  
**10'10" x 9'4" (3.32 x 2.860)**



A good sized double bedroom with window to front elevation. with a bank of fitted wardrobes, ceiling light and wall mounted radiator.

**BEDROOM TWO**  
**11'2" max x 6'6" (3.409 max x 2.004)**



Another double room with window to rear elevation, ceiling light and wall mounted radiator.

**BATHROOM**  
**5'8" x 6'3" (1.730 x 1.906)**



A fitted bathroom having bath with shower over, toilet and wash basin. Window to rear elevation wall mounted radiator and ceiling light with extractor.

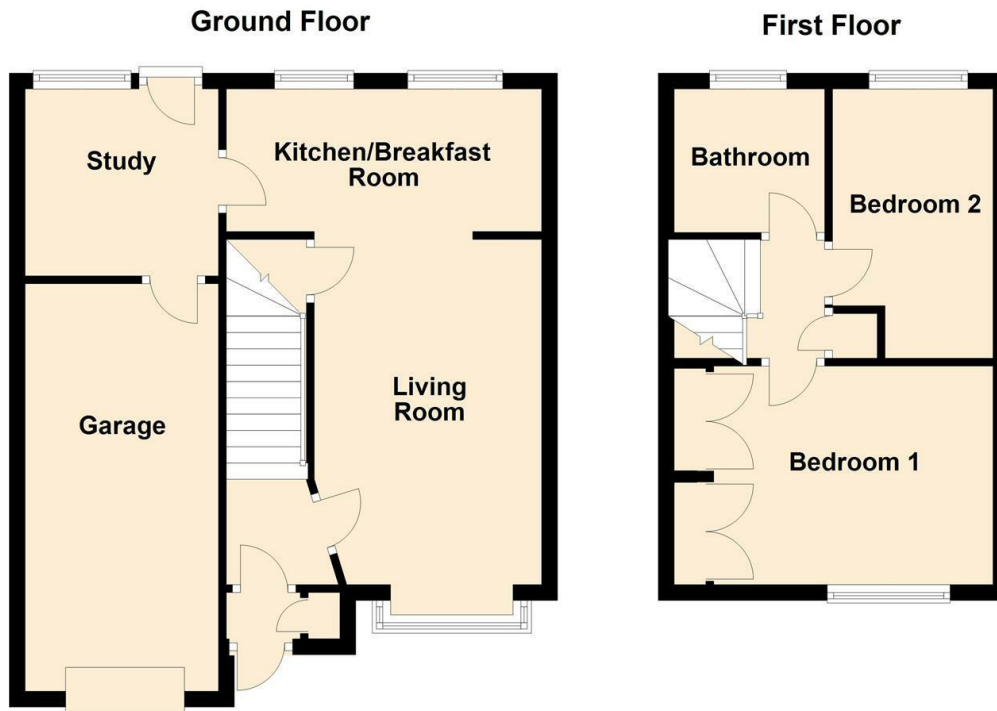
**OUTSIDE**



The property is approached by drive way allowing off road parking and with lawned area to the side. To the rear we have a patio area and a mature garden mainly laid to lawn with shrubs surrounding.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



**TENURE:** We are advised that the property is Freehold.

**VIEWING:** By appointment only with the office on the number below.  
0121 711 1712

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
40 Shelsley Way Hillfield  
Solihull B91 3UZ

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	