



5 Libbards Gate, Hillfield, Solihull,
B91 3XQ

- Desirable Hillfield Cul de Sac
- Tudor Grange Academy Catchment
- Four Bedrooms – Master En Suite
- Lounge & Separate Dining Room

- Spacious Breakfast Kitchen + Utility
- Family Bathroom
- Expansive Double Garage
- Energy Efficiency Rating - C

Price Guide **£540,000**

0121 709 3300

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A substantial executive family home (over 2100 sq ft) priced to reflect the need for updating, offering huge potential for improvement. Situated in a very desirable cul de sac just off Libbards Way within the sought after area of Hillfield. The property is set back behind a deep frontage with off road parking for several vehicles. The property comprises: enclosed storm porch entrance, large hallway, cloakroom/wc, lounge, separate dining room, breakfast kitchen, utility, spacious master bedroom with en-suite, 3 further double bedrooms, family bathroom, large private garden and expansive double garage.

APPROACH

Via a deep block paved driveway with double garage that enables off road parking for several vehicles, paved decorative foregarden, large enclosed storm porch.

STORM PORCH

Quarry tile flooring, UPVC double glazed door and window, glazed front door to:

ENTRANCE HALL

Single panel radiator, doors to lounge, kitchen and cloakroom/wc, fire door to double garage, ceiling light point, stairs rising to first floor landing.

CLOAKROOM AND WC

Wash hand basin, low level flush wc, tiling to splash prone areas, central heating radiator, under stairs storage/cloakroom

LOUNGE

21' 0" (6.4M) X 11' 10" (3.6M)

Ornamental fireplace with inset gas fire, double panel radiator, ceiling light point, two wall light points, UPVC double glazed bay window to front aspect, double doors leading to:

DINING ROOM

11' 10" (3.6M) X 11' 10" (3.6M)

Ceiling light point, UPVC double glazed sliding patio doors to rear garden, central heating radiator, door to kitchen.

BREAKFAST KITCHEN

21' 4" (6.5M) X 8' 10" (2.7M)

KITCHEN AREA

A comprehensively fitted kitchen comprises a range of wall and base units with co-ordinated roll top work surface over, stainless steel sink and drainer unit, integrated gas hob and double electric oven, space for dishwasher and fridge, ceiling light point, complementary tiling to splash prone areas, floor tiling, central heating radiator, double glazed UPVC window to rear aspect, archway to:

BREAKFAST AREA

Double glazed UPVC French door to rear garden, central heating radiator, ceiling light point, door to:

UTILITY AREA

7' 7" (2.3M) X 6' 7" (2M)

Matching wall and base units with work surface over, stainless steel sink and drainer unit, space for washing machine and tumble dryer, wall mounted Worcester combination central heating boiler, floor tiling, UPVC double glazed window to side aspect, single panel radiator, ceiling light point.



FIRST FLOOR LANDING

Spacious galleried landing, loft access, ceiling light point, single panel radiator, doors to all bedrooms, door to family bathroom, door to airing cupboard housing hot water cylinder.

MASTER BEDROOM

16' 1" (4.9M) X 21' 4" (6.5M)

Being dual aspect, fitted Strachan wardrobes with matching bed side tables, vanity sink unit, cupboards and two chests of drawers, two single panel radiators, ceiling light point, two wall light points, two UPVC double glazed windows, door to:



EN SUITE

Shower enclosure with thermostatic shower, low level flush WC, single panel radiator, ceiling light point, obscure UPVC double glazed window to side aspect.

BEDROOM TWO

12' 6" (3.8M) 10' 10" (3.3M)

Single panel radiator, ceiling light point, double fitted wardrobe, UPVC double glazed window to front aspect.

BEDROOM THREE

12' 2" (3.7M) X 12' 2" (3.7M)

Single panel radiator, ceiling light point, fitted wardrobe, UPVC double glazed window to front aspect.

BEDROOM FOUR

12' 10" (3.9M) X 8' 10" (2.7M)

Single panel radiator, ceiling light point, UPVC double glazed window to rear aspect.

FAMILY BATHROOM

Comprising a three piece coloured suite of low level flush wc, pedestal wash hand basin, panel bath with shower attachment over, ceramic tiling to splash prone area, ceiling light point, central heating radiator, obscure UPVC double glazed window to rear aspect.



REAR GARDEN

A landscaped rear garden being mostly laid to lawn with a pond and waterfall, raised borders, timber fencing to perimeter with hedgerow screening, access to both sides with gated access to front on one side and rainwater collection system.

DOUBLE GARAGE

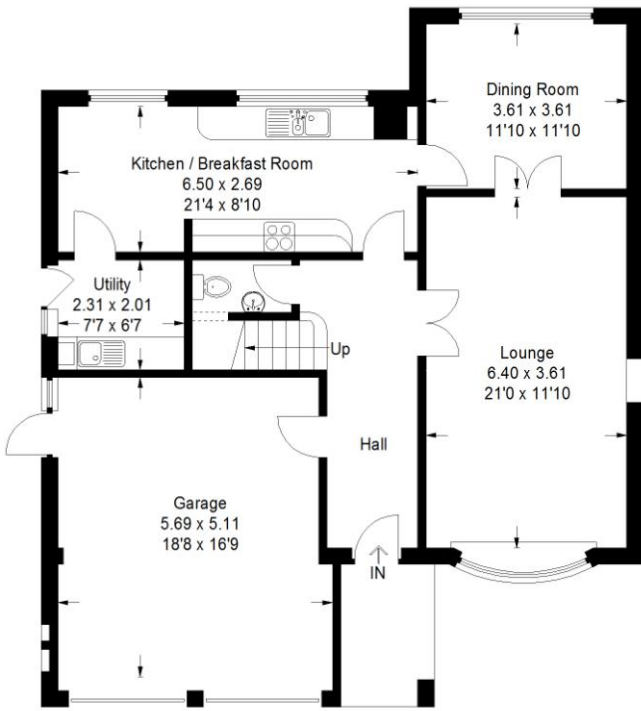
18' 8" (5.7M) X 16' 9" (5.1M)

Electric up and over door, power supply and lighting, UPVC double glazed door to rear, fire door access to hallway.

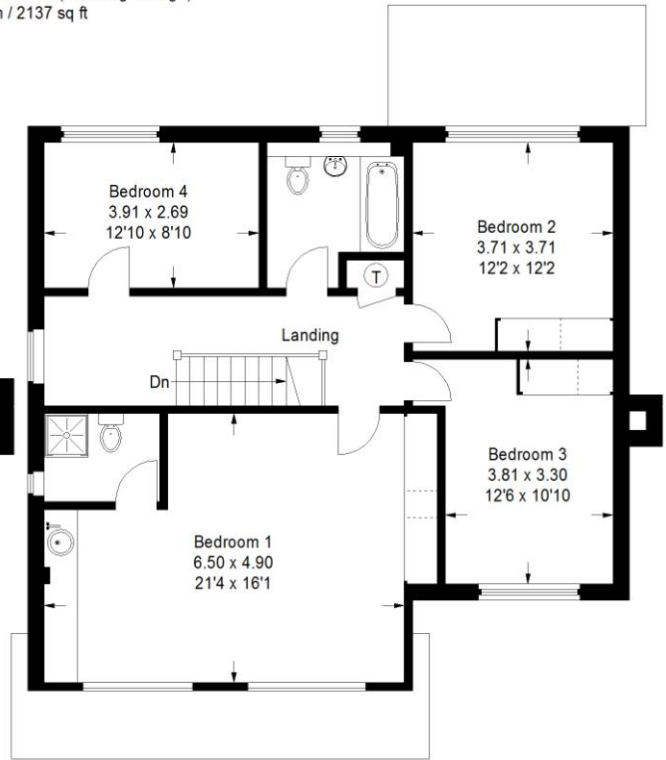


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Approximate Gross Internal Area (Including Garage)
198.5 sq m / 2137 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

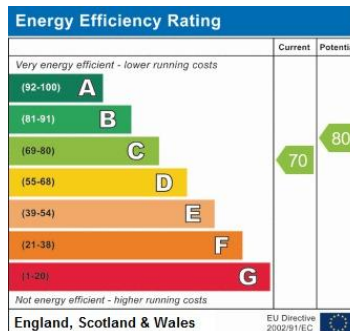
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