



**8 Cranford Grove, Hillfield, Solihull,
B91 3GP**

Price Guide **£475,000**

- Bryants "Victoria" Four Bedroom Detached
- Two Reception Rooms
- Breakfast Kitchen & Utility

- Ensuite & Family Bathroom
- Established Garden
- Energy Efficiency Rating - D

0121 709 3300

8 Cranford Grove, Hillfield, Solihull, B91 3GP

8 Cranford Grove is a Bryants "Victoria" fourbedroom detached property in need of some cosmetic improvement, situated in a sought after location within the desirable Hillfield development & within catchment for TUDOR GRANGE ACADEMY. The accommodation briefly comprises; reception hall, guest cloakroom/wc, lounge, dining room, breakfast kitchen, utility room, first floor landing, master bedroom with en suite facilities, three further bedrooms, family bathroom/wc, fore garden, driveway, garage and enclosed rear garden. No Upward Chain.

APPROACH

Dropped kerb leading to a tarmac driveway providing off road parking, pebbled fore-garden with mature planting, hedging and side gated access to the rear garden.

ENTRANCE PORCH

Glazed door with matching double glazed window to front elevation, tiled flooring and single glazed door with matching window opening into:

ENTRANCE HALLWAY

Having central heating radiator, storage cupboard and telephone point, stairs rising to first floor landing and doors radiating off to lounge, dining room, kitchen & cloakroom/wc

CLOAKROOM/WC

Low level flush WC, hand wash basin, tiling to splash prone areas, central heating radiator, obscure double glazed window to front

LOUNGE

14' 4" (4.3M) X 14' 4" (4.3M)

Double glazed bay window to front elevation & further window to side, ornamental fireplace with electric coal effect fire, central heating radiator, television aerial point .

DINING ROOM

10' 2" (3.1M) X 9' 2" (2.8M)

Double glazed French doors and central heating radiator, ceiling light point.

BREAKFAST KITCHEN

11' 8" (3.6M) X 9' 5" (2.9M)

Fitted to comprise a range of wall and base units with work surface over, incorporating a stainless-steel sink/drain, tiling to splashback areas. Provision for a gas cooker, with extractor hood above, plumbing for a dishwasher, central heating radiator, double glazed window to rear elevation, pantry storage cupboard and door to:

UTILITY

7' 2" (2.2M) X 4' 4" (1.35M)

Fitted wall and base units with work surfaces above, space and plumbing for a washing machine, wall mounted Potterton boiler, central heating radiator, Double glazed door to rear garden



FIRST FLOOR

Airing cupboard, loft access and doors to:

MASTER BEDROOM

12' 1" (3.7M) X 12' 1" (3.7M)

Double glazed windows to front & side elevation, built-in wardrobes, central heating radiator and door to:

EN-SUITE

Low level flush WC, Wash hand basin, shower cubicle, extractor fan and partial wall shower boards.

BEDROOM TWO

11' 1" (3.4M) X 9' 7" (2.96M)

Double glazed window to rear elevation, built-in wardrobe and central heating radiator.

BEDROOM THREE

9' 7" (2.96M) X 8' 5" (2.6M)

Double glazed windows to rear and central heating radiator.

BEDROOM FOUR

11' 1" (3.4M) X 6' 9" (2.1M)

Double glazed window to rear elevation and central heating radiator. .

FAMILY BATHROOM

11' 10" (3.6M) X 8' 2" (2.5M) MAX

Double glazed window to rear elevation, central heating radiator, W.C, wash hand basin, bath with thermostatic shower over and partial wall tiling.

SINGLE GARAGE

17' 4" (5.3M) X 8' 2" (2.5M)

Having up and over door, power, and lighting & personal door to garden

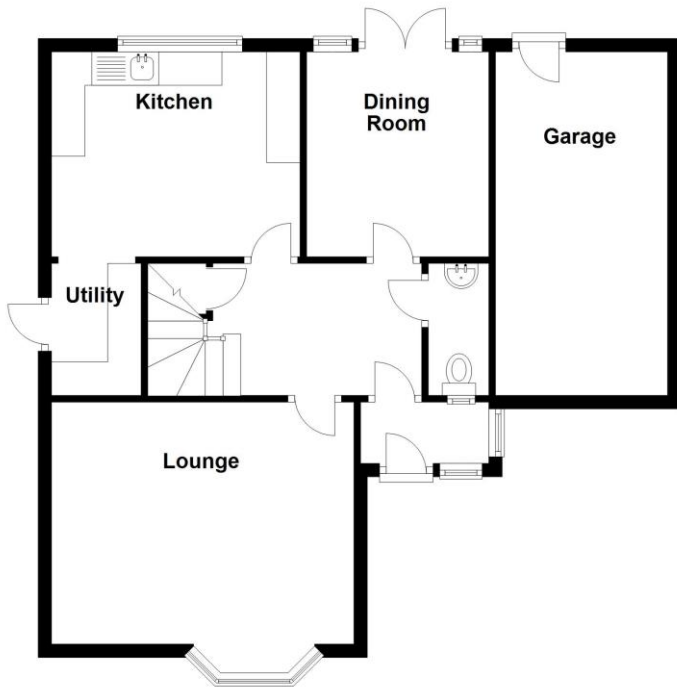
ESTABLISHED REAR GARDEN

Patio area leading to lawn, mature planting, external water supply, lighting, and partial fencing to boundaries.



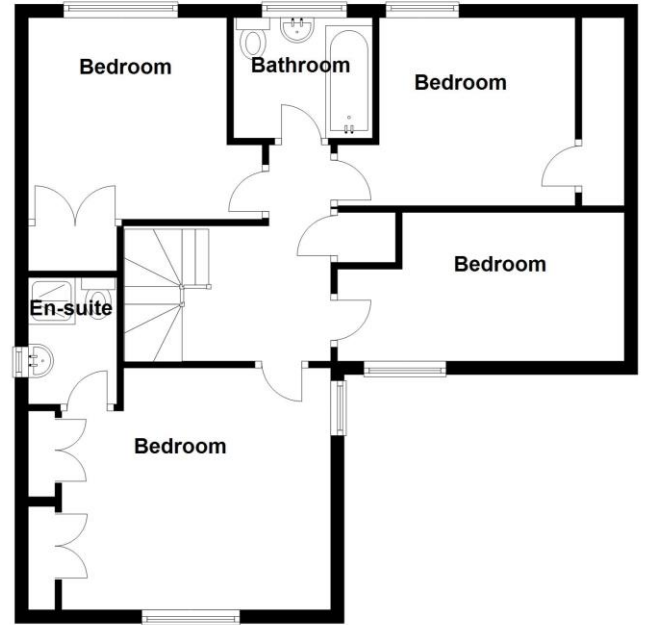
Ground Floor

Approx. 66.4 sq. metres (714.8 sq. feet)



First Floor

Approx. 62.6 sq. metres (673.9 sq. feet)



Total area: approx. 129.0 sq. metres (1388.7 sq. feet)



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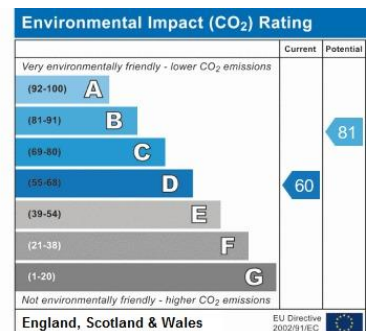
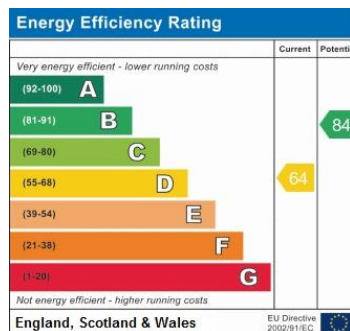
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