



**15 Gilmorton Close, Hillfield, Solihull
B91 3FD**

Price Guide **£395,000**

- Corner Plot End of Mews
- Three/Four Bedrooms
- Tudor Grange Academy Catchment
- Two Reception Rooms
- No Chain
- Energy Efficiency Rating - C

0121 709 3300

15 Gilmorton Close, Hillfield, Solihull B91 3FD

15 Gilmorton Close is a Bryants built three/four bedroom End of Mews property situated in a quiet cul de sac sought after location within the desirable Hillfield development & within catchment for TUDOR GRANGE ACADEMY. The accommodation briefly comprises; vestibule, guest cloakroom/wc, lounge, extended family room, fitted breakfast kitchen, first floor landing, master bedroom with en suite facilities, two further bedrooms, study/ bedroom 4, family bathroom, allocated parking for three vehicles and enclosed rear garden. No Upward Chain.

APPROACH

A lawned foregarden with a paved path leads to a canopy porch entrance with UPVC composite front door to:-

VESTIBULE

Single panel radiator, ceiling light point, door to cloakroom WC and door to lounge.

CLOAKROOM – WC

Hand wash basin, low level flush WC, single panel radiator, obscure UPVC double glazed window to the front aspect.

DINING ROOM

15' 9" (4.8M) X 15' 1" (4.6M)

Double panel radiator, two ceiling light points, UPVC double glazed bay window to the front aspect, door to living room, door to kitchen, stairs rising to first floor landing.

DUAL ASPECT LOUNGE

10' 2" (3.1M) X 19' 0" (5.8M)

Spacious living room with ornamental great with coal effect fire, TV aerial point, solid wood flooring, double panel radiator, two wall light points, UPVC double glazed window to the front aspect, UPVC double glazed French doors to the rear.

FITTED BREAKFAST KITCHEN

9' 0" (2.75M) X 14' 9" (4.5M)

A range of painted wall and base units with granite worksurfaces, complementary ceramic tiling to splash prone areas, a range of fully integrated appliances including Siemens gas hob and oven, Siemens fridge and freezer, Siemens microwave, Siemens washing machine / dryer, Siemens dishwasher, stainless steel single drainer sink unit, canopy extractor fan, ceramic tiled floor, breakfast area, single panel radiator, UPVC double glazed window to the rear and UPVC French doors to the garden.



FIRST FLOOR

Loft access to boarded loft, door to built-in cupboard housing Worcester combi boiler, doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE (FRONT)

9' 4" (2.85M) X 6' 5" (1.95M)

Double panel radiator, ceiling light point, UPVC double glazed window to the front aspect and door to en-suite.

EN-SUITE BATHROOM

Modern three-piece suite comprising hand wash basin, low-level flash WC, panelled bath, shower enclosure with a thermostatic shower unit, complementary tiling to splash prone areas, walls and floors, panelled radiator, ceiling spotlights, two obscure UPVC double glazed windows to the rear aspect.



BEDROOM TWO/DRESSING ROOM (REAR)

8' 6" (2.6M) X 10' 10" (3.3M)

Single panel radiator, ceiling light point, fitted wardrobe and fitted drawer unit, UPVC double glazed window to the rear aspect and door to bedroom one:-

BEDROOM THREE (FRONT)

12' 8" (3.87M) X 10' 10" (3.3M)

Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect

BEDROOM FOUR (FRONT)

8' 6" (2.6M) X 11' 10" (3.6M)

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

FAMILY BATHROOM

Modern three-piece suite comprising low-level flash WC pedestal hand wash basin, panelled bath with thermostatic shower unit, ceramic tiling to walls and floors, ceiling spotlights, obscure UPVC double glazed window to the rear aspect.



GARDEN

Landscaped rear garden with paved patio with steps leading to feature water display and well-stocked borders, to the side of the property is a large laid to lawn garden with a large timber shed with separate power supply, a paved path leads to gated access to the front of the property.

OUTSIDE

There are three allocated parking spaces.

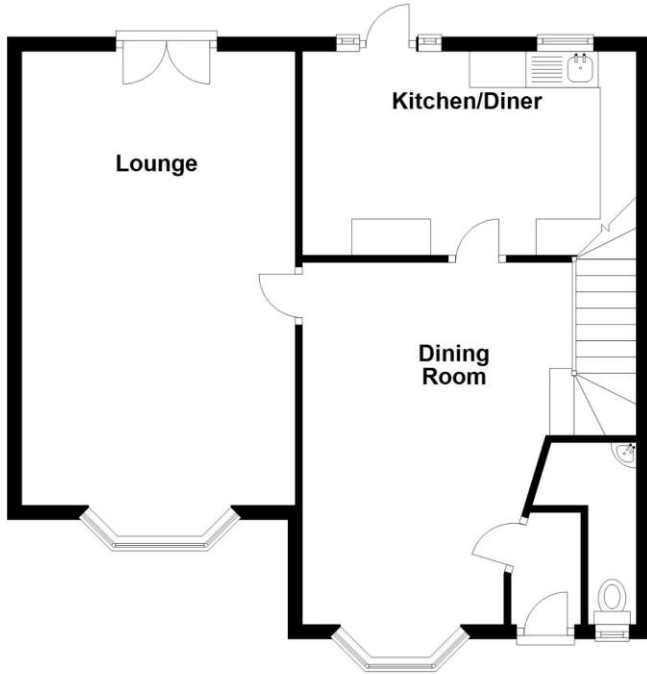
TENURE

We have been advised that the property is Freehold.



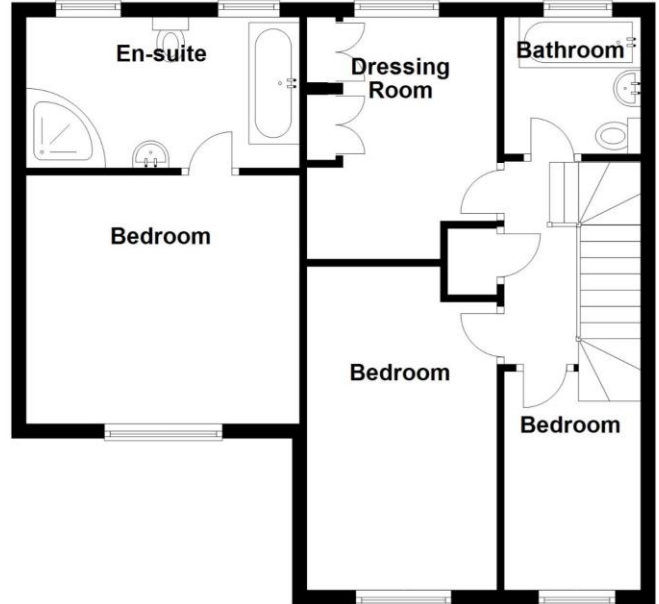
Ground Floor

Approx. 61.5 sq. metres (661.8 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.9 sq. feet)



Total area: approx. 120.0 sq. metres (1291.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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