Bartleys
Estate Agents









12 Kilsby Grove, Hillfield, Solihull, B91 3XZ

Offers in excess of £399,950

- Stunning Breakfast Kitchen
- Tudor Grange Academy Catchment
- Three Bedrooms
- Ensuite & Family Bathroom
- Driveway Parking for Two Vehicles
- Energy Efficiency Rating - D

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12 Kilsby Grove, Hillfield, Solihull B91 3XZ

12 Kilsby Grove is a beautifully renovated, three bedroom, Mews-style home that has been transformed with a stunning garage conversion that has created a spectacular breakfast kitchen. Situated in the highly sought after Hillfield development close to excellent local schools & catchment for TUDOR GRAGE ACADEMY. The accommodation will not fail to impress and briefly comprises; hall, cloakroom/WC, open plan lounge, fitted breakfast kitchen & dining room, conservatory, master bedroom with en-suite, two further bedrooms, family bathroom, well screened rear garden and driveway parking for two vehicles.

APPROACH
Via a low maintenance, York stone pebble front garden with block paved driveway providing off road parking for two vehicles leading to a composite UPVC double glazed front door to:-



ENTRANCE LOBBY
Leading to into extended, fitted kitchen with: -

INNER SIDE HALLWAY
Door to cloakroom / WC and door to lounge.

CLOAKROOM/WC
Low level flush WC, handwash basin, complementary tiling to splash prone areas, single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

EXTENDED FITTED KITCHEN
20' 4" (6.2M) X 22' 4" (6.8M) MAX
NARROWING TO 7' 7" (2.3M)
A range of fitted oak wall and base units with veneer work surfaces and upstands, integrated appliances including Samsung double oven, five ring gas hob with canopy cooker hood over, integrated dishwasher, Hoover washing machine, larder fridge and freezer, luxury vinyl flooring, ornamental panel radiator, ceiling LED spotlights, one and a half bowl composite sink and drainer, wrap-around breakfast bar, UPVC double glazed window to the front aspect and door leading to the dining room.



DINING ROOM
13' 9" (4.2M) X 8' 1" (2.46M)
Continuation of luxury vinyl flooring, double panel radiator, ceiling light point, cupboard concealing Worcester boiler, doors to lounge and UPVC double glazed conservatory and UPVC double glazed window to the rear aspect.

LOUNGE
17' 5" (5.3M) X 13' 9" (4.2M)
Oak parquet flooring, double panel radiator, ceiling light point, ceiling spotlights, stairs rising to first floor landing and UPVC double glazed window to the front aspect.



CONSERVATORY
11' 2" (3.4M) X 10' 10" (3.3M)
Luxury vinyl flooring, double panel radiator, ceiling light point with fan, door leading to the rear garden.

FIRST FLOOR LANDING
Loft access, door to airing cupboard with hot water cylinder, doors to bedroom one, two, three and family bathroom.

MASTER BEDROOM
11' 10" (3.6M) X 10' 6" (3.2M)
Singe panel radiator, fitted wardrobes with sliding doors, ceiling light point, UPVC double glazed window to the front aspect, door to:-



EN-SUITE
Modern suite comprising; low level flush WC, pedestal hand wash basin, shower enclosure with Triton thermostatic shower, complementary ceramic tiling to splash prone areas, shaver point, single panel radiator, ceiling light point, obscure UPVC double glazed window to the front aspect.

BEDROOM TWO (DUAL ASPECT)
16' 9" (5.1M) X 7' 10" (2.4M)
Fitted wardrobe with sliding door, single panel radiator, ceiling light point, wood-effect flooring, UPVC double glazed windows to the front and rear aspects.



BEDROOM THREE (REAR)
8' 10" (2.7M) X 6' 11" (2.1M)
Single panel radiator, ceiling light point, tile-effect flooring, UPVC double glazed window to the rear aspect.

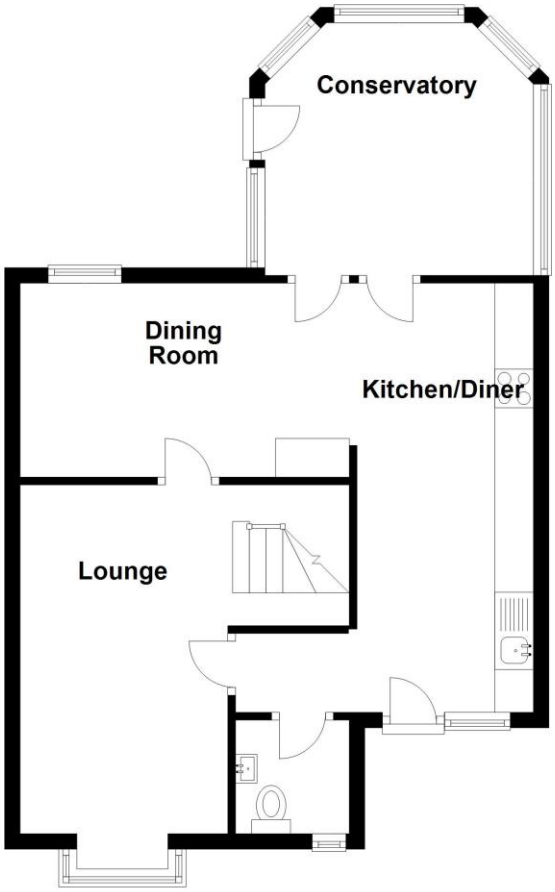
BATHROOM
Beautifully appointed bathroom comprising; low level flush WC, pedestal hand wash basin, 'P' shaped bath with shower screen, Mira thermostatic shower, complementary tiling to splash prone areas and floor, chrome towel radiator, spotlights, extractor fan, obscure UPVC double glazed window to the rear aspect.

GARDEN
A paved patio leads to an attractive landscaped garden with wood panel fence perimeter, an artificial lawn, a variety of trees and shrubs. At the rear there is a decked patio with a pergola and a large timber shed.

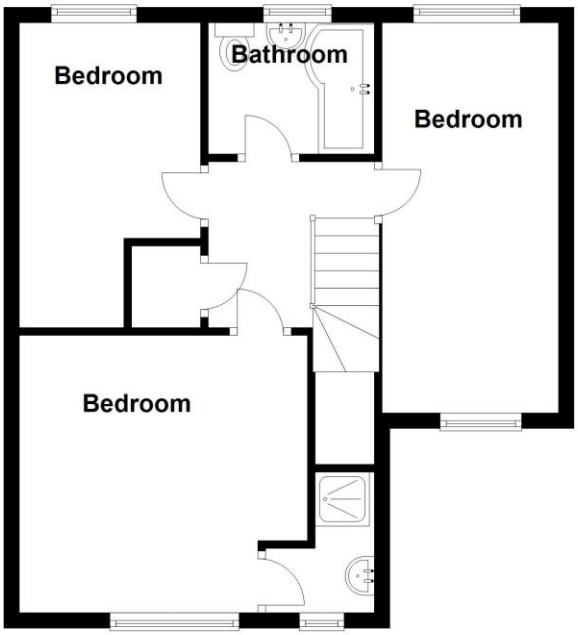


TENURE
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.

Ground Floor



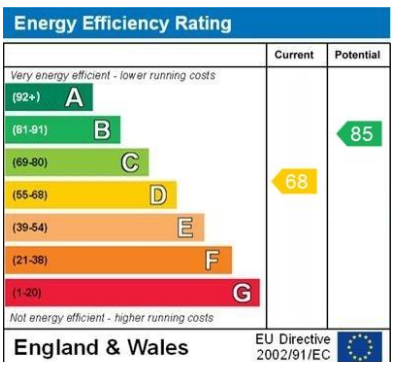
First Floor



Total area: approx. 102.0 sq. metres (1098.3 sq. feet)

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B750 Printed by Ravensworth 01670 713330

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