



12 Kilsby Grove, Hillfield, Solihull, B91 3XZ

Price Guide **£349,950**

- Beautifully Appointed Mews Residence
- Three Good Size Bedrooms
- Spacious Open Plan Lounge / Conservatory
- Superb Breakfast Kitchen
- Refitted Bathroom & En-suite
- Energy Efficiency Rating – D
- No Chain.

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12 Kilsby Grove, Hillfield, Solihull, B91 3XZ

12 Kilsby Grove is a beautifully presented, three bedroom, Mews style home situated in the highly sought after Hillfield development close to excellent local schools. The property is appointed and decorated to a very high standard. The accommodation will not fail to impress and briefly comprises; hall, cloakroom/WC, open plan lounge, fitted breakfast kitchen, conservatory, master bedroom with en-suite, two further bedrooms, refitted family bathroom, well screened rear garden and single integrated garage. No Chain.

APPROACH

Via a block paved driveway enabling off road parking, bordered by a neatly manicured and low maintenance front garden. The driveway leads to the integral garage and to a UPVC double glazed front door with storm porch.

VESTIBULE

Ceramic tiled flooring, ceiling light point, door to cloakroom / WC and door to lounge.

CLOAKROOM / WC

Contemporary white suite comprising low level flush WC, hand wash basin, ceramic tiled flooring, single panel radiator, ceiling light point, obscure UPVC double glazed to the front aspect.

LOUNGE

16' 9" (5.1M) X 13' 9" (4.2M)

Ornamental fire place with coal-effect electric fire, double panel radiator, halogen spotlights, TV point, stairs with storage space beneath rising to first floor landing, UPVC double glazed window to the front aspect.

BREAKFAST KITCHEN

13' 9" (4.2M) X 8' 2" (2.5M)

A beautifully appointed kitchen fitted with a range of modern white wall units with under unit lighting, base units with wood-effect roll top work surfaces, complementary ceramic tiling to splash prone areas, stainless steel single drain sink unit with mixer tap over, wall-mounted Worcester combi boiler, integrated dishwasher, provision and plumbing for a washing machine, space for a fridge, Neff 4 ring gas hob with concealed extractor fan above, integrated electric double oven, double panel radiator, wood-effect flooring, two ceiling light points, UPVC double glazed window to the rear aspect and UPVC double glazed door to:-

CONSERVATORY

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

Wood-effect flooring, double panel radiator, ceiling light point, UPVC double glazed door to the landscaped garden and door to garage.



FIRST FLOOR LANDING

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

MASTER BEDROOM

10' 2" (3.1M) X 11' 6" (3.5M)

Single panel radiator, fitted wardrobes with sliding door, 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, single panel radiator, ceiling light point, obscure UPVC double glazed window to the front aspect.

BEDROOM TWO

6' 11" (2.1M) X 11' 6" (3.5M)

Fitted wardrobe with sliding door, single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM THREE

16' 9" (5.1M) X 7' 10" (2.4M)

Single panel radiator, ceiling light point, 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

Stunning, private, low maintenance, landscaped garden with patio paving, screened by wood panel fencing and mature shrubs and trees.

SINGLE INTEGRAL GARAGE

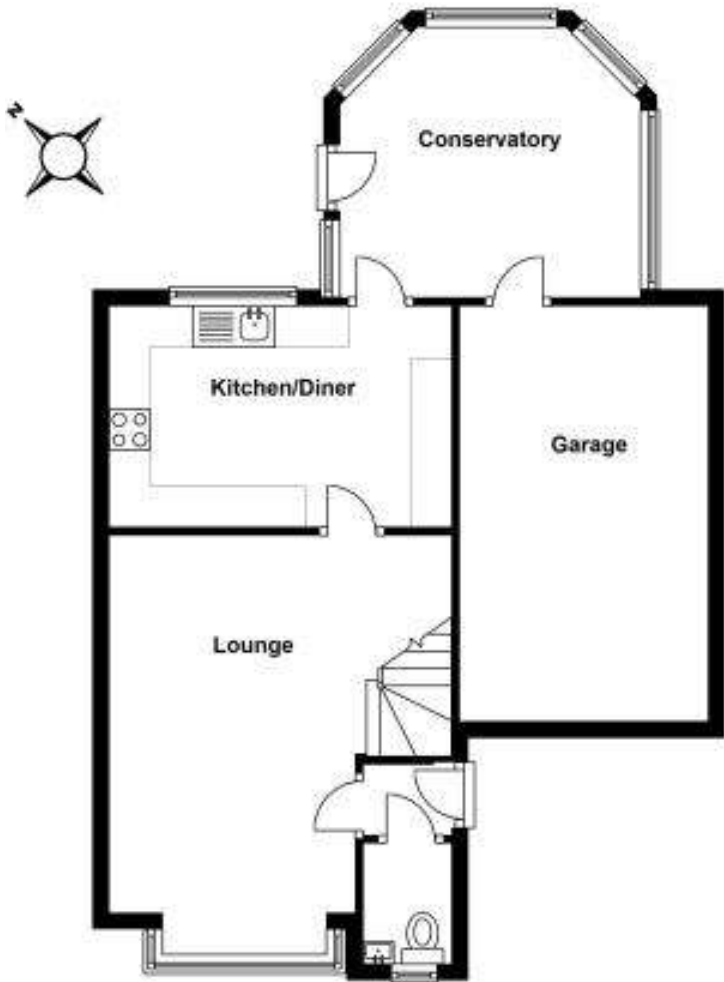
18' 1" (5.5M) X 7' 10" (2.4M)

Up-and-over door, power and lighting.



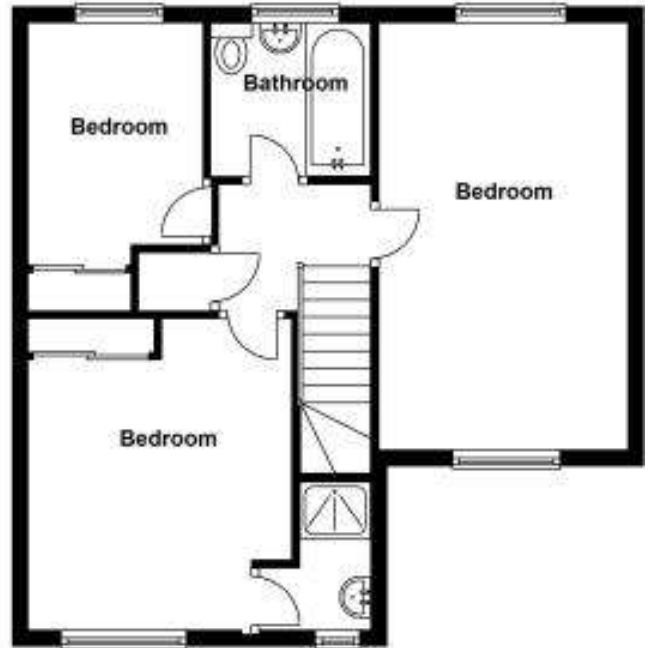
Ground Floor

Approx. 59.0 sq. metres (635.4 sq. feet)



First Floor

Approx. 48.6 sq. metres (501.5 sq. feet)



Total area: approx. 105.6 sq. metres (1136.9 sq. feet)



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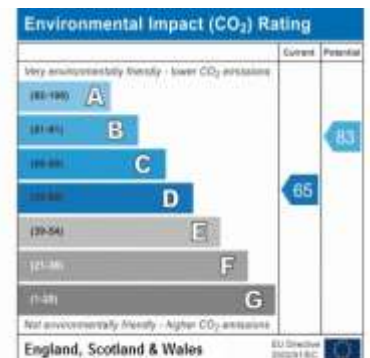
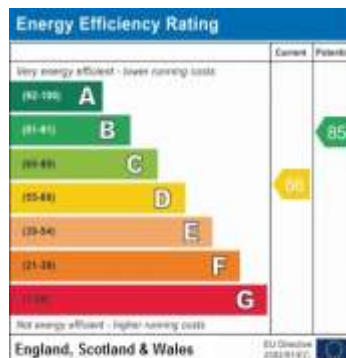
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