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16 Glaston Drive, Hillfield, Solihull, B91 3YE

Price Guide £410,000

- Three Bedroom Detached Residence
- Lounge and Separate Dining Room
- Fitted Kitchen
- En-Suite & Family Bathroom
- Single Garage

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16 Glaston Drive, Hillfield, Solihull, B91 3YE

16 Glaston Drive is a well presented, three bedroom, detached residence situated in the highly sought after Hillfield development within walking distance to Solihull town centre and the catchment for Tudor Grange Academy. The property is appointed and decorated to a good standard and briefly comprises; vestibule, cloakroom/WC, lounge, dining room, fitted kitchen, master bedroom with en-suite, two further bedrooms, family bathroom, generous landscaped rear garden and integral single garage.

APPROACH
Via a lawned foregarden and tarmacadam driveway that enables off road parking, leading to a covered storm porch leading to:-



ENTRANCE LOBBY
UPVC composite door, obscured UPVC double glazed window to the side aspect and door to:-

LOUNGE
17' 1" (5.2M) X 10' 6" (3.2M)
Wood effect flooring, wall-mounted log-effect electric fire, double panel radiator, three wall light points, TV aerial point, UPVC double glazed window to the front aspect and glazed double doors to the dining room.



DINING ROOM
10' 6" (3.2M) X 9' 2" (2.8M)
Double panel radiator, two wall light points, UPVC double glazed patio doors leading to the garden and door to:-

FITTED KITCHEN
8' 6" (2.6M) X 8' 2" (2.5M)
A range of modern wall and base units with co-ordinating roll top work surfaces, complementary ceramic tiling to splash prone areas, stainless steel 4 gas ring hob and integrated electric oven with extractor fan above, space for an additional appliance, wood effect flooring, ceiling light point, UPVC double glazed window to the rear aspect.

INNER LOBBY
Wood effect flooring, stairs rising to the first floor landing, door to cloak room/WC and garage.



CLOAKROOM / WC
Low level flush WC, hand wash basin, wood effect flooring, ceiling light point, complementary tiling to splash prone areas, extractor fan.

FIRST FLOOR LANDING

Ceiling light point, loft access, obscure UPVC double glazed window to the side aspect, doors to bedrooms one, two, three and bathroom.



BEDROOM TWO (FRONT)
10' 10" (3.3M) X 10' 10" (3.3M)
Wood effect flooring, double panel radiator, ceiling light point, two UPVC double glazed windows to the front aspect.

BEDROOM ONE (REAR) (EXCLUDING WARDROBE SPACE)
10' 10" (3.3M) X 10' 10" (3.3M)
Single panel radiator, ceiling light point, fitted wardrobe with mirrored sliding doors, UPVC double glazed window to the rear aspect.

EN-SUITE SHOWER ROOM
Modern white suite comprising; low level flush WC, pedestal hand wash basin, corner shower enclosure with sliding doors and Mira thermostatic shower unit, complementary tiling to walls and floor, single panel radiator, ceiling light point and obscure UPVC double glazed window to the rear aspect.



BEDROOM THREE (FRONT)
8' 10" (2.7M) X 8' 2" (2.5M)
Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

FAMILY BATHROOM
Coloured three piece suite comprising; low level flush WC, pedestal hand wash basin, panel bath with Triton thermostatic shower unit over, complementary tiling to splash prone areas, single panel radiator, ceiling light point, obscure UPVC double glazed window to the rear aspect.

INTEGRAL GARAGE
13' 5" (4.1M) X 7' 10" (2.4M)
Power and lighting, Worcester combi boiler, double doors to the front.

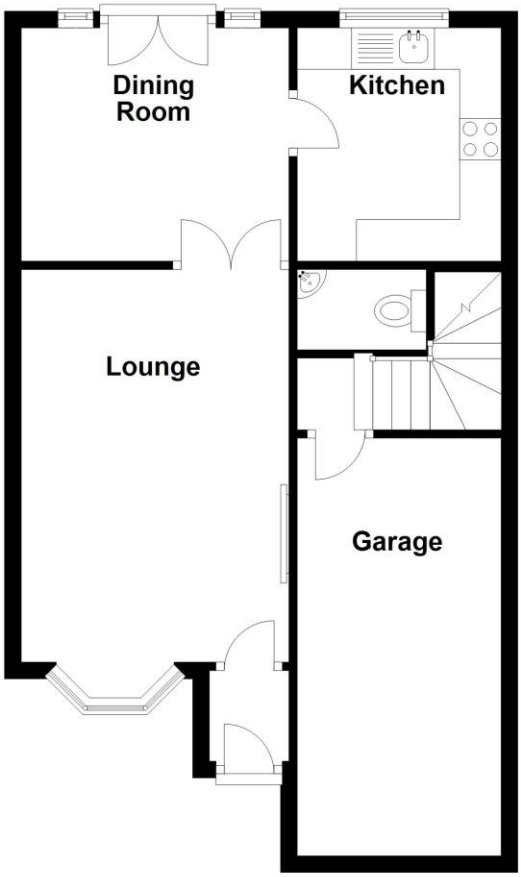
GARDEN
A paved patio leads to a neatly shaped laid to lawn garden with a wood panel fenced perimeter and Cotswold stone chipped border with an assortment of mature shrubs and trees creating a private aspect. There is an outside water supply, lighting and a path to the side of the property where there is a shed and gated access to the front



TENURE
We have been advised that the property is Freehold.

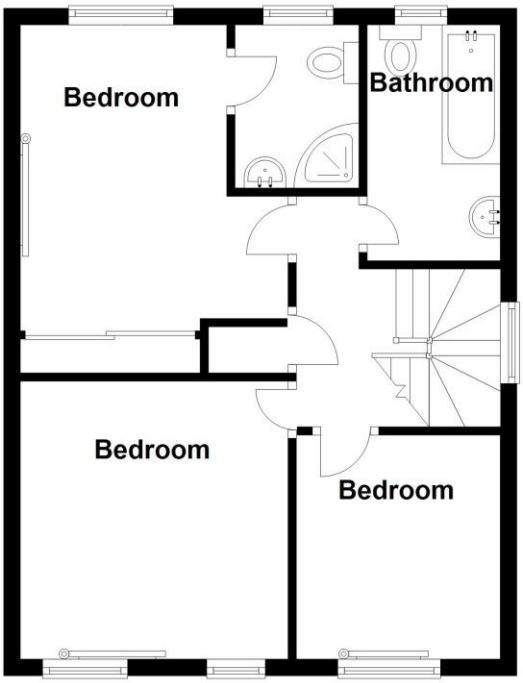
Ground Floor

Approx. 51.4 sq. metres (552.9 sq. feet)



First Floor

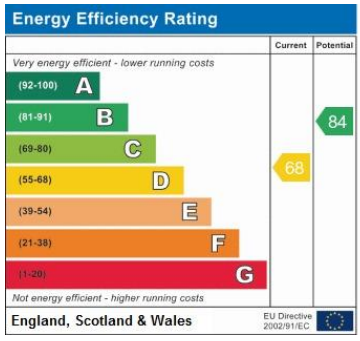
Approx. 44.3 sq. metres (476.3 sq. feet)

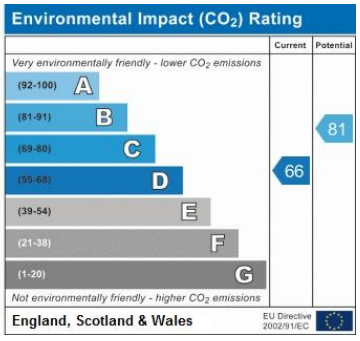


Total area: approx. 95.6 sq. metres (1029.2 sq. feet)

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