

**Need a Mortgage in principle to make offers?** Call us now for quick assistance!  
**0121 775 0101**



**Do you need to sell? Start your journey now!** Call us we can help.  
**0121 775 0101**



**SCAN FOR MORE INFO**  
**SIZE** - 1295 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - D  
**BROADBAND** - Upload Max 1000Mbps Download Max 1800Mbps  
**MOBILE SERVICES** - EE - 82%, O2 - 80%, 3 - 84%, Vodafone - 77%  
**EPC** - C - 69  
**PARKING** - For at least 4 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

**2 Austcliff Drive**  
**Hillfield, Solihull, B91 3XT**  
**Offers in the Region of £575,000**

This stunning property is located in a quiet cul-de-sac and offers an exceptional living experience making it ideal for families seeking both space and comfort. This immaculate property is a must-see, offering a perfect blend of modern living and family-friendly features.

**FEATURES**

- Immaculate Detached Family Home
- Cul-de-Sac Location
- Bright & Spacious Lounge with Feature Log Burner
- Open plan Kitchen/Dining Room
- Utility/Boot Room
- Principal Bedroom with Fitted Wardrobes & En-Suite Shower Room
- Three Further Good Sized Bedrooms
- Luxury Family Bathroom
- Private Rear Garden
- Driveway Parking for up to Four Vehicles
- Tudor Grange Academy Catchment

**Are you an investor interested in expanding your portfolio?**

**Call 0121 775 0101 to provide your investment criteria for alerts.**



**SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE**

**Sneak Peeks**

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

**The Landlord Club**

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

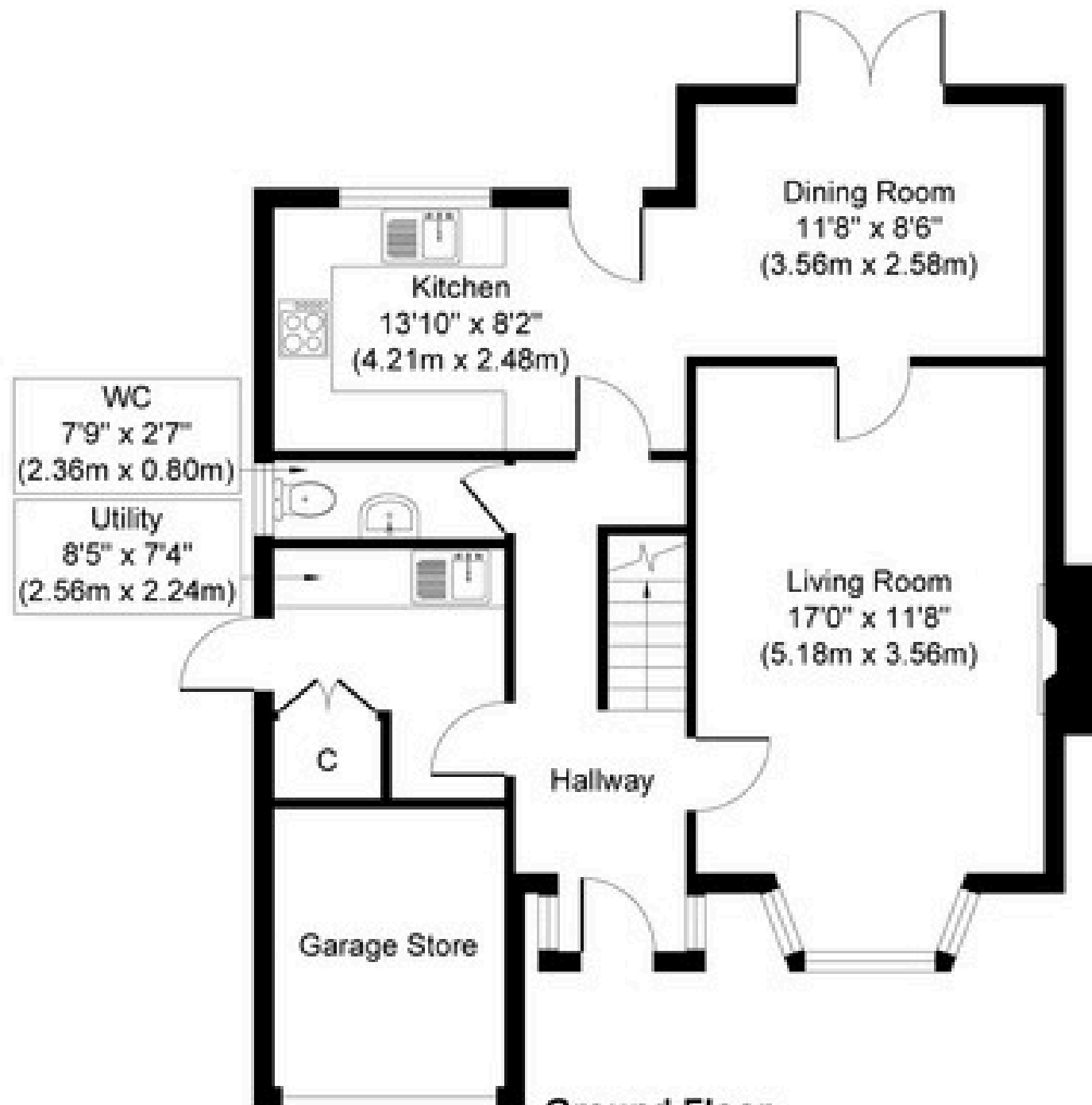
**HTSPMD**

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

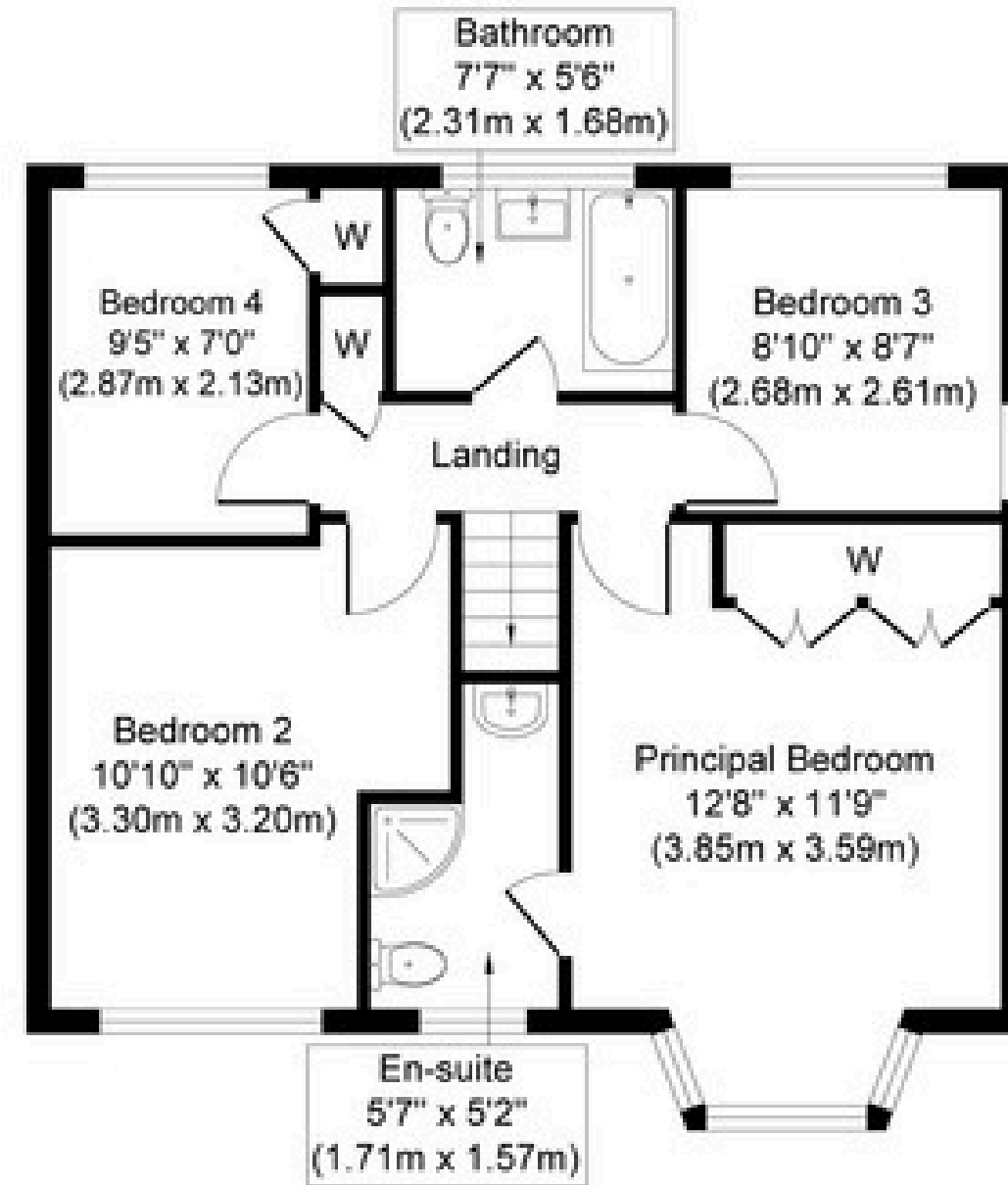
**The Mortgage Update**

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.





**Ground Floor**  
**Approximate Floor Area**  
**704 sq. ft**  
**(65.36 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**591 sq. ft**  
**(54.87 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.