

**AP MORGAN**



**Brinsley Close, Solihull**

Offers in the region of £775,000

## Features:

- A Spacious Extended Detached Four Bedroom Family Home
- Spacious Through Lounge
- Modern Fitted Kitchen/Diner
- Conservatory, Utility & Guest W.C
- Three Study Rooms
- En-Suite Shower Room & Four Piece Family Bathroom
- Detached Double Garage & Ample Driveway Parking
- Planning Approval for Two Bedrooms, Two Bathrooms & Office

## Description:

Discover sophisticated living in the highly sought-after location of Hillfield, nestled near the vibrant Solihull Town Centre. This exceptional property, ideally situated within the prestigious Tudor Grange Academy senior school catchment, offers a harmonious blend of expansive living space and modern convenience.

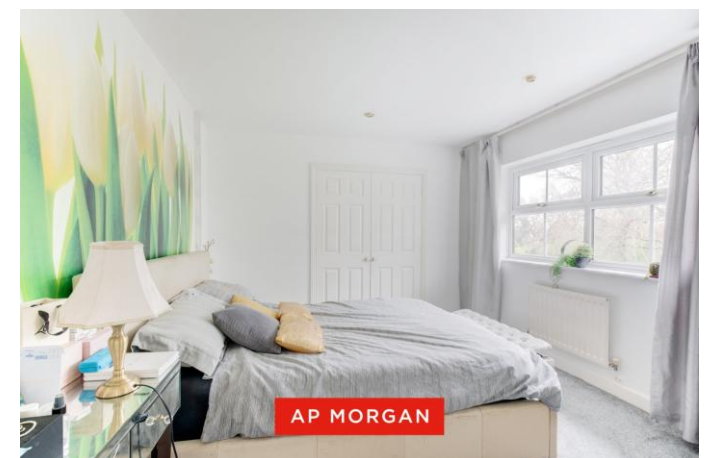
Step inside to an interior that gracefully unfolds: A generous through lounge provides an inviting space for relaxation, seamlessly flowing into a delightful conservatory that captures abundant natural light.

The heart of the home is the contemporary kitchen/diner, a culinary haven perfect for family gatherings, complemented by a practical utility room and a convenient guest W.C. This residence boasts three dedicated study rooms, offering flexible spaces for work or hobbies, alongside four well-proportioned bedrooms, including a master suite with an en-suite shower room. A luxurious four-piece family bathroom completes the upper level.

Outside, a private rear garden awaits, offering a tranquil retreat for outdoor enjoyment. A detached double garage provides ample storage and parking solutions, further enhanced by a substantial driveway offering plentiful off-road parking.

Exciting potential abounds with planning approval already secured for a two-storey rear extension and loft conversion. This visionary project will introduce an additional two bedrooms, two bathrooms, a walk-in wardrobe, and a dedicated office, significantly enhancing the property's already impressive footprint and value. (Planning reference: PL/2021/01054/MINFHO).

The allure of Hillfield extends beyond the property itself. Enjoy the convenience of local shops in Monkspath, including essential services such as a doctor's and dentist's surgery, alongside the popular Farm gastropub and restaurant. Solihull Town Centre, a short distance away, presents an unparalleled selection of shopping facilities, including the Touchwood shopping centre and premier department stores like John Lewis and Waitrose.



**Details:**

**Porch** 7'9" x 7'5" (2.36m x 2.26m)

**Hall**

**Lounge** 19'5" x 11'9" (5.92m x 3.58m)

**Kitchen/Diner** 20'1" x 11'6" (6.12m x 3.5m)

**Utility Room** 12' x 8'9" (3.66m x 2.67m)

**Snug** 8'8" x 6'9" (2.64m x 2.06m)

**Study** 12' x 2.67 (3.66m x 2.67)

**Study** 9'1" x 7'5" (2.77m x 2.26m)

**Downstairs WC**

**Conservatory** 23' x 10' (7m x 3.05m)

**Landing**

**Principal Bedroom** 13'4" x 10'8" (4.06m x 3.25m)

**Ensuite Bathroom** 8'1" x 6'4" (2.46m x 1.93m)

**Bedroom 2** 10'8" x 10'1" (3.25m x 3.07m)

**Bedroom 3** 9'3" x 8'8" (2.82m x 2.64m)

**Bedroom 4** 9' x 1.98 (2.74m x 1.98)

**EPC Rating:** D

**Council Tax Band:** F (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

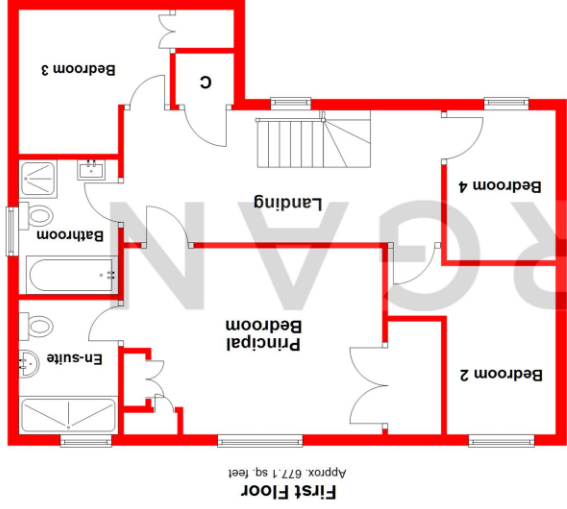
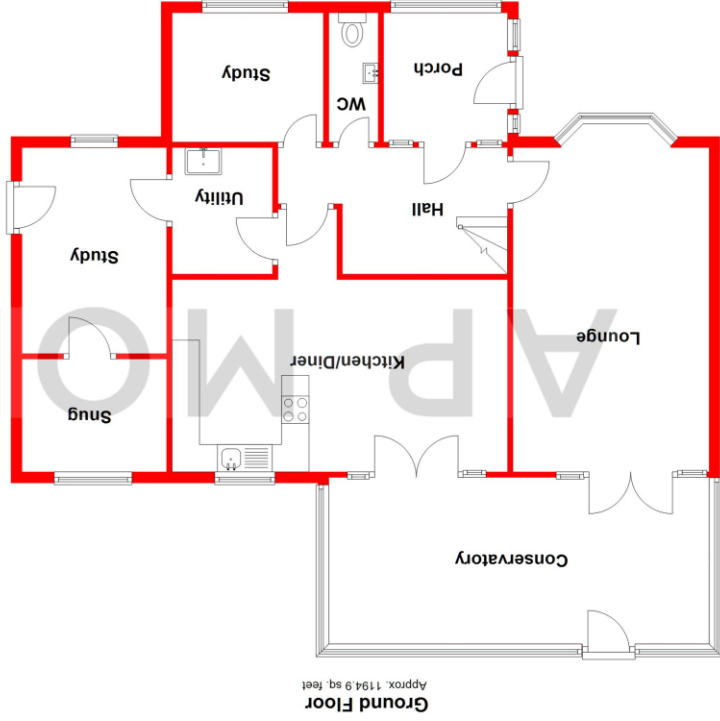
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 1872.1 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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