

# Horton & Senate



27 Witham Croft, Solihull, B91 3FB

£399,950

- EXTENDED
- IMMACULATELY PRESENTED
- UTILITY ROOM
- THREE LARGE BEDROOMS
- PRIVATE REAR GARDEN
- OPEN PLAN LIVING
- OPEN PLAN KITCHEN
- GUEST WC
- OFF ROAD PARKING
- MUST VIEW

# 27 Witham Croft, B91 3FB

A stunning, extended three bedroom property situated in the popular Hillfield area of Solihull. The property has undergone substantial works by the current owner and now boasts a fantastic open plan living/entertaining space of the ground floor. Viewing is a MUST!

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Council Tax Band: C



This is a unique opportunity to purchase a property that is ready to move into. The ground floor boasts an open plan lounge/dining area and kitchen which is perfect for families and entertaining. This property will be very popular!

#### Ground Floor

##### Lounge / Dining Area / Kitchen

All open plan this area provides a perfect space for living. The lounge is spacious and flows nicely to the kitchen and dining area. The kitchen boasts granite worksurfaces with high modern high gloss wall and floor base units that incorporate integrated appliances such as; Fridge/freezer/Oven/Hob/Dishwasher and sink.

##### Utility / Guest WC

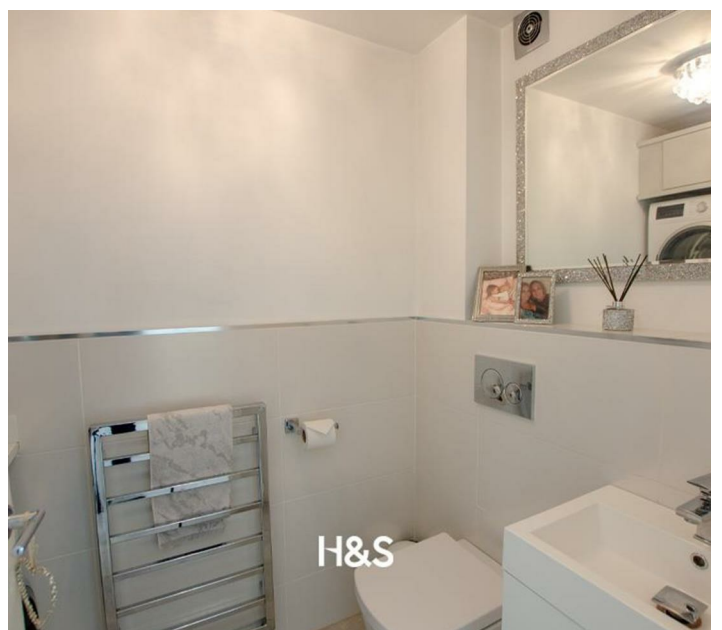
A useful room with plumbing for a washing machine, space for a tumble drier and a guest WC.

#### First Floor

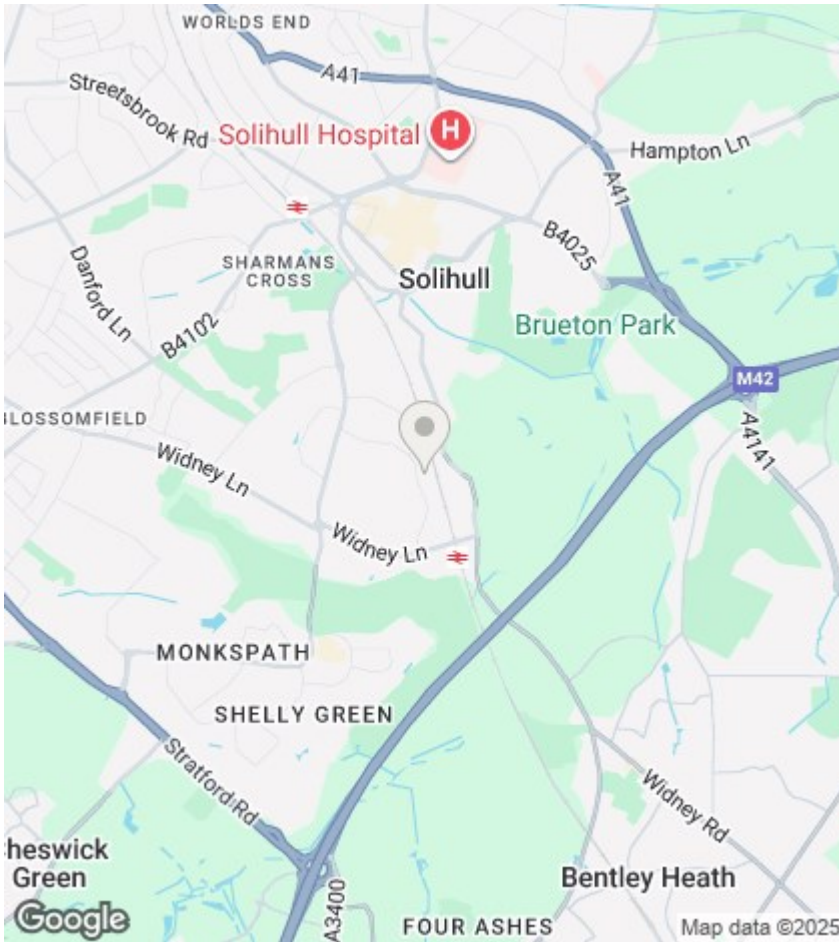
The spacious landing provides access to the first floor rooms has access to the loft and a storage cupboard.

There are two double bedrooms and one larger than average single bedroom.

The family bathroom comprises of a bath with shower over, sink and WC.







### Directions

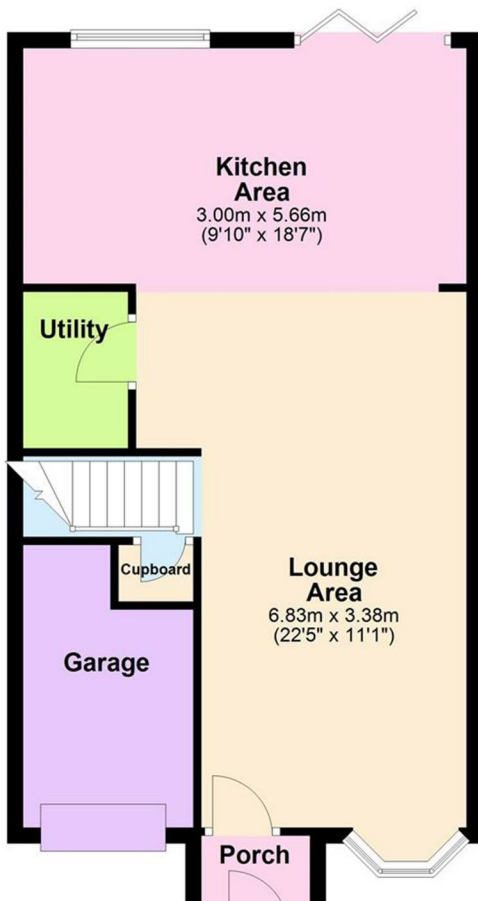
### Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

### EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor



### First Floor

