
melvyn
Danes
ESTATE AGENTS
Libbards Way
Hillfield
Asking Price £250,000

Description

Hillfield Farm is located in the heart of the Hillfield Development and is one of the original farmhouses that was listed and converted into apartments in the late 1980's. Occupying a really discreet position along Libbards Way which still feels like a country lane in many ways.

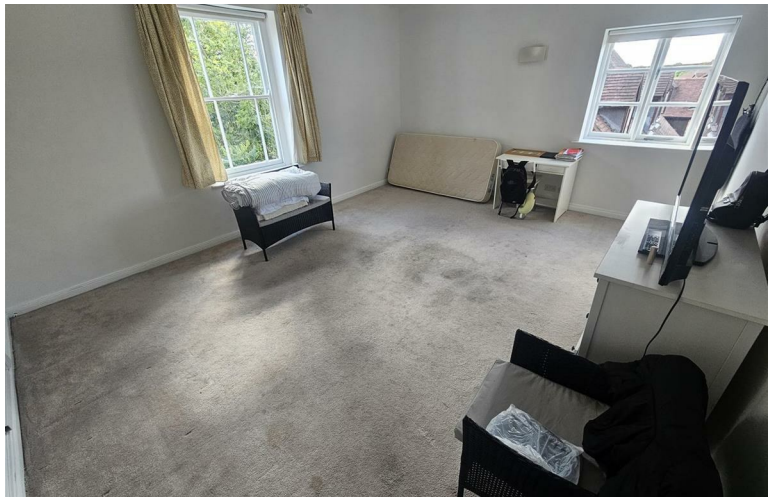
Solihull has an excellent choice of shopping facilities together with a wide choice of bars and restaurants, a thriving business community and its own main line London to Birmingham railway station. Closer to the property is Widney Manor Railway Station offering local services and Hillfield Park is close by offering a vast area of public open space, duck pond and children's play area.

Travelling away from Solihull along here one will come to the A34 Stratford Road in Shirley which gives access to the city centre of Birmingham and to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

An ideal location therefore for this charming and most individual duplex apartment which sits is accessed through a communal well screened fore garden which provides a convivial outside space for the use of all residents. A pathway leads to a panelled front door with security intercom phone, that leads to the staircase that rises to the accommodation which is situated on the first floor. The property is being sold with no upward chain and comprises of large living room with dual aspect and exposed beams, fully fitted modern kitchen with breakfast bar and integrated appliances, ground floor WC with cloaks storage.

To the first floor we have two double bedrooms both offering a feeling of character with exposed beams and high ceilings. Off the landing is the family bathroom and extra storage.













Accommodation

RECEPTION HALLWAY

LOUNGE
17'4" x 14'0" (5.28m x 4.27m)

DINING KITCHEN
17'5" max x 10'3" (5.31m max x 3.12m)

FIRST FLOOR LANDING

BEDROOM ONE
14'1" max x 12'3" max (4.29m max x 3.73m max)

BEDROOM TWO
17'5" x 10'3" with limited headroom in part (5.31m x 3.12m with limited headroom in part)

BATHROOM

OUTSIDE

REAR PARKING AREA

COMMUNAL FOREGARDEN













TENURE
We are advised that the property is leasehold with approximately 989 years remaining. Any interested party should obtain verification through their legal representative. The property is self managed by the residents and a service charge of £125 per calendar month is payable. We have not had this information verified.

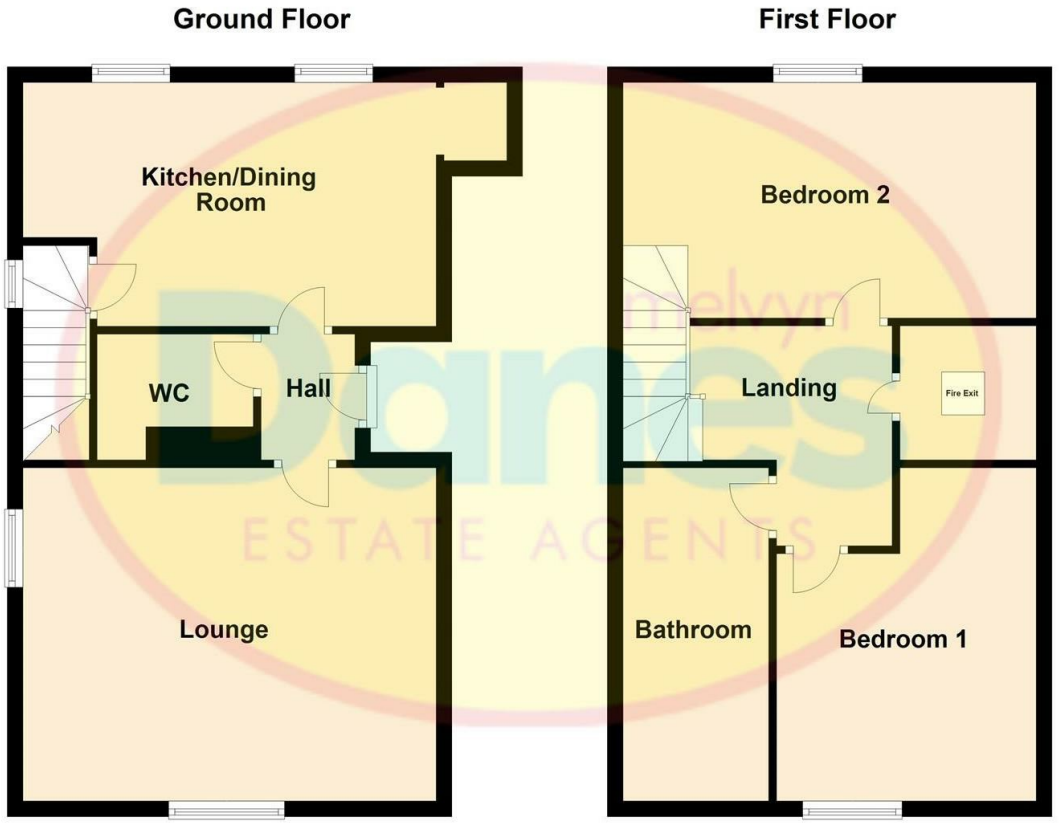
BROADBAND: We understand that the standard broadband download speed at the property is around 2 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 18/08/2025. Actual service availability at the property or speeds received may be different.

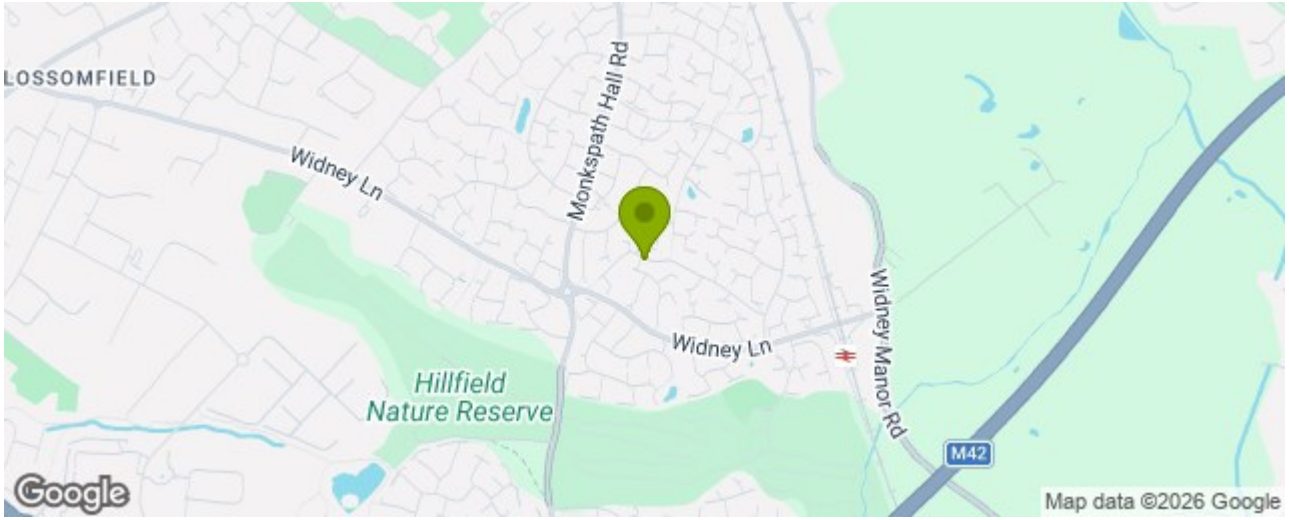
MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on the provider (data taken from checker.ofcom.org.uk on 18/08/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

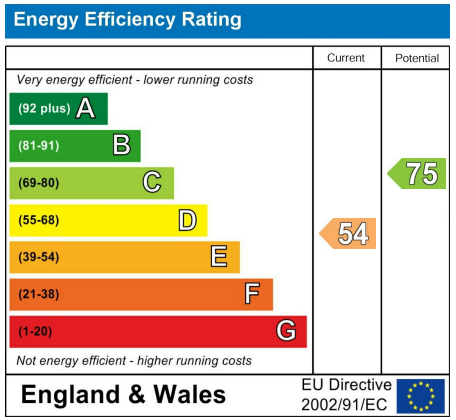
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Flat 3 Libbards Way Hillfield Solihull B91 3LA
Council Tax Band: C



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

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