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**6 WILFORD GROVE
HILLFIELD
B91 3FP**

Nestled in a desirable location, this beautifully presented five bedroom detached home provides exceptional space for growing families. The versatile layout blends practicality with comfort with three bathrooms, three reception rooms and a home office whilst being moments from Solihull Town Centre and outstanding schools.

6 WILFORD GROVE





The ground floor features a welcoming reception hallway leading to a generous lounge with a large bay window overlooking the front of the property. Double doors open into a formal dining room, which in turn connects to a bright sunroom at the rear — part of the property's modern extension. The extended breakfast kitchen forms the heart of the home, with access to a useful utility room and the integrated double garage. Completing the downstairs is a front-facing study, ideal for home working, and a wet room to the rear







Upstairs, the home offers five well-proportioned bedrooms. The principal bedroom, part of the extension, boasts extensive fitted wardrobes and a large en-suite, creating a luxurious private retreat. A second bedroom also benefits from an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Three bedrooms in total are fitted with built-in wardrobes.



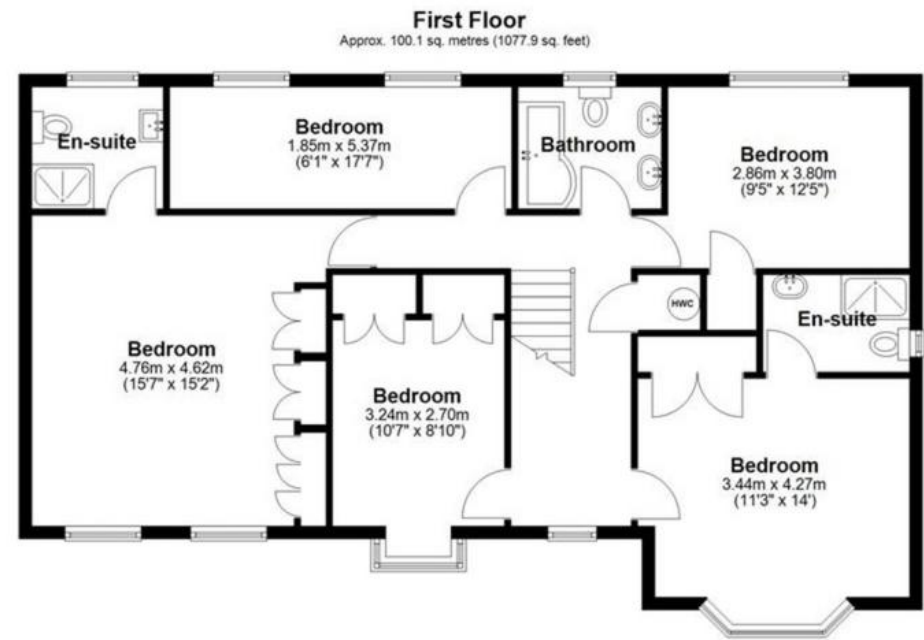
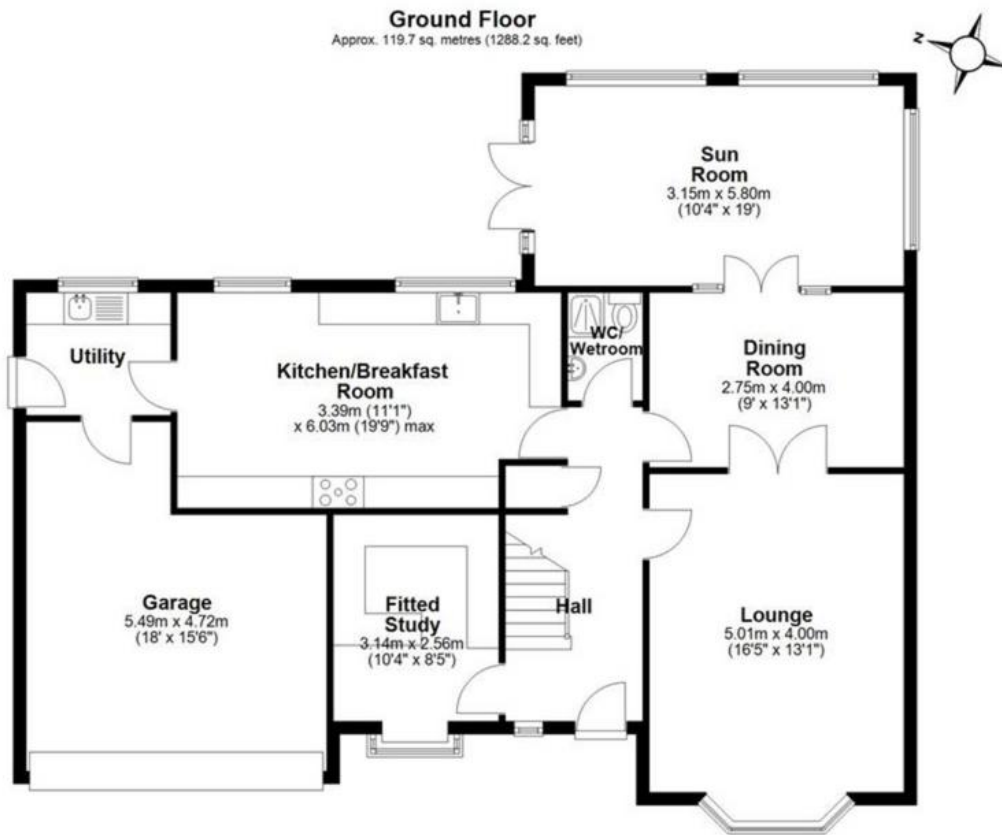




Positioned at the end of a peaceful cul-de-sac, the property enjoys a particularly private setting. Not only is it not overlooked, but it also offers exclusive access to a delightful green space at the rear. This unique feature makes the garden feel even larger, providing a wonderful extension of the outdoor area. For the current owners, it has been an invaluable space for their children, who have spent countless hours playing here as they grew up.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 219.8 sq. metres (2366.1 sq. feet)

This floor plan is for information purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- 5 Bedroom Detached Family Home, Renovated & Extended
- Tudor Grange Academy Catchment
- Four Bathrooms - 2 En-Suite, 1 Wet Room & Family Bathroom
- Extended Breakfast Kitchen with Adjoining Utility
- Good Storage Option Throughout
- Large Principal Bedroom, Ample Wardrobes & Large En-Suite
- Cul-de-sac Location with Private Access to Green Space
- Double Garage
- Planning for Further Extension Work

SIZE Total - 2,366 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	13 Mbps	1 Mbps
Superfast	295 Mbps	47 Mbps
Ultrafast	1800 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

Network in the area: Three, O2

PARKING

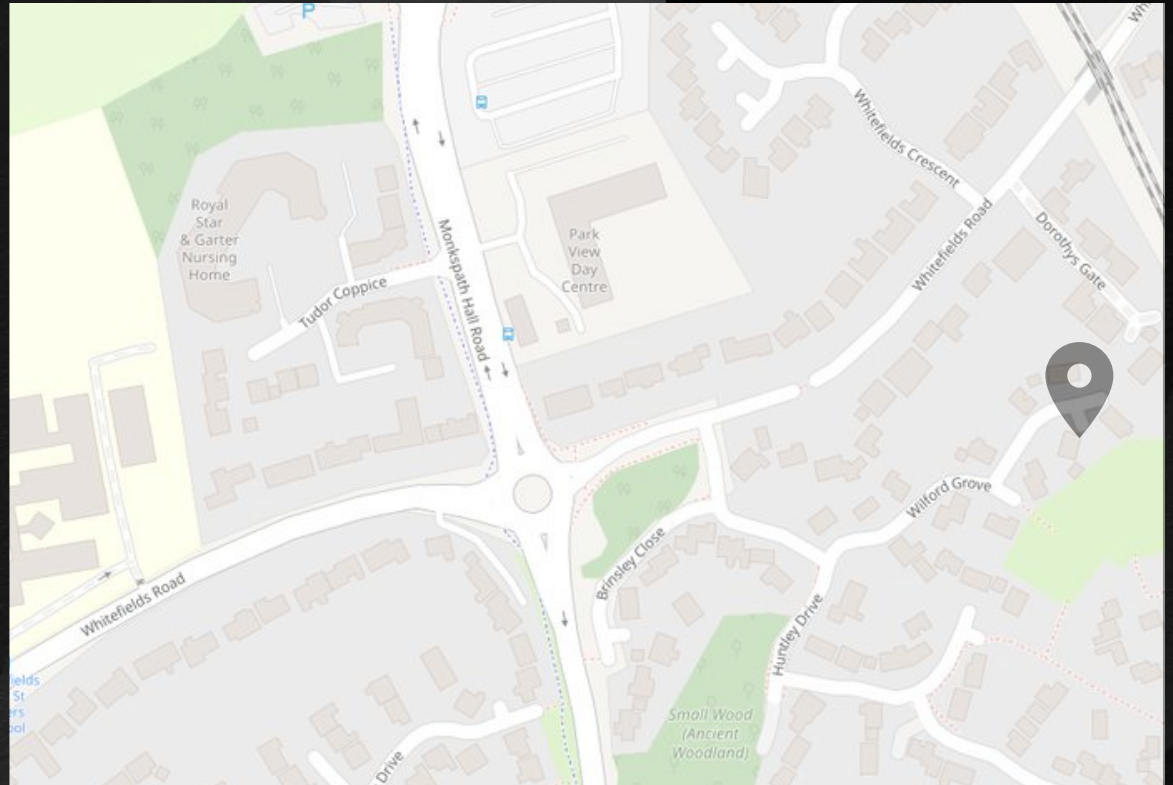
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Wilford Grove is set within the sought-after Hillfield area of Solihull, offering a peaceful yet well-connected setting. The property benefits from being in the catchment area for the highly regarded Tudor Grange Academy, making it an excellent choice for families. Hillfield Park, Solihull town centre, and the amenities of Shirley are all within easy reach, while excellent transport links via Solihull and Widney Manor stations provide direct access to Birmingham and London.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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