



42 Chelthorn Way, Hillfield, Solihull, B91
3FW

Fixed Price **£400,000**

- Extended Modern Detached
- Tudor Grange Catchment Area
- Three Reception Rooms
- Four Bedrooms
- Two En-Suites & Family Bathroom
- Garage & Off Road Parking
- Energy Efficiency Rating - C

0121 709 3300

42 Chelthorn Way, Hillfield, Solihull, B91 3FW

A superb opportunity to acquire an extended four bedroom detached residence situated in a quiet cul de sac location that enjoys views across green open space. The property benefits from UPVC Double glazing & gas central heating and viewing is highly recommended.

APPROACH

The property is approached via a shared driveway and leads to a hard landscaped rockery design foregarden and UPVC double glazed enclosed storm porch

WELCOMING HALLWAY

With stairs rising to first floor landing, double panel radiator, ceiling light point and doors radiating off to lounge, dining room, kitchen and cloakroom/WC

CLOAKROOM/WC

Comprising low level flush WC, corner wash hand basin, tiling to splash prone areas, ceramic tiled flooring, single panel radiator and obscure UPVC double glazed window to front aspect

DUAL ASPECT LOUNGE 18' 1" (5.51M) X 10' 3" (3.12M)

Having UPVC double glazed window to front aspect, UPVC double glazed sliding patio doors to rear garden, ornamental feature fireplace with pebble stone effect gas fire, TV point, two double panel radiator and ceiling light point

DINING ROOM 7' 9" (2.36M) X 10' 9" (3.28M)

Having UPVC double glazed windows to front, ceiling light point, wood effect flooring and single panel radiator, TV point

EXTENDED DINING KITCHEN 19' 8" (5.99M) X 9' 8" (2.95M)

A fitted kitchen comprising a range of wall and base units with matching display cabinets and coordinated roll top work surface with tiling to splash prone areas, single stainless steel drainer sink unit, integrated four ring gas hob and electric oven, concealed extractor over, space and plumbing for washing machine and dishwasher, ceramic tiling to floor, recessed spotlights, double panel radiator and single panel radiator, wall mounted 'Potterton combi' boiler, built in under stairs cupboard/pantry, space for dining table and chairs and doors to rear garden and family room

FAMILY ROOM 10' 7" (3.23M) X 8' 4" (2.54M)

Having UPVC double glazed sliding patio doors and UPVC double glazed window to rear, double panel radiator, ceiling light point and two wall light points, TV point



FIRST FLOOR LANDING

Having hatch providing access to loft, airing cupboard and doors off to all bedrooms and bathroom

BEDROOM ONE (DUAL ASPECT)

16' 9" (5.11M) X 10' 6" (3.2M)

A range of bespoke fitted furniture including wardrobes, chest of drawers/vanity, bedside cabinets and head rest. There are UPVC double glazed windows to the front and rear aspect, two single panel radiators and two ceiling light points, TV point

EN-SUITE

A refitted en-suite comprising low level flush WC, wash hand basin with vanity unit and drawers, shower enclosure with 'Mira' thermostatic shower unit, complimentary tiling to splash prone areas, recessed spotlights, chrome towel radiator and obscure UPVC double glazed window to front

BEDROOM TWO

15' 2" (4.62M) X 9' 6" (2.9M)

Having UPVC double glazed window to rear, single panel radiator and ceiling light point, TV point

EN-SUITE

Comprising low level flush WC, pedestal wash hand basin, separate shower enclosure with thermostatic shower unit, ceramic tiling to splash prone areas and floor, single panel radiator, ceiling light point and extractor fan

BEDROOM THREE

9' 4" (2.84M) X 9' 4" (2.84M)

Having UPVC double glazed window to front aspect, single panel radiator and ceiling light point, TV point

BEDROOM FOUR

10' 3" (3.12M) X 8' 4" (2.54M)

Having UPVC double glazed window to rear aspect, wood effect flooring, single panel radiator and ceiling light point, TV point

REFITTED BATHROOM

A refitted bathroom includes a low level flush WC, wash hand basin with vanity unit beneath, panelled bath with chrome power shower unit over, ceramic tiles to walls and floor, chrome towel radiator, shaver point, halogen recessed lighting and obscure UPVC double glazed window to front

REAR GARDEN

A well screened and totally private rear garden is mostly laid to lawn with a full width paved patio, a host of shrub and plant borders, outside lighting and gated access to open parkland to the side of the property

GARAGE

17' 3" (5.26M) X 8' 6" (2.59M)

With power, lighting and up and over door



Ground Floor
Approx. 76.0 sq. metres (818.3 sq. feet)



First Floor
Approx. 69.6 sq. metres (748.7 sq. feet)



Total area: approx. 139.4 sq. metres (1500.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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	

Address:

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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