



3 Langtree Avenue, Hillfield, Solihull,  
B91 3YJ

Price Guide **£599,950**

- Spacious Detached Property
- Five Bedrooms + En Suites & Bathroom
- Lounge, Dining Room, Conservatory + Study
- Breakfast Kitchen, Utility + Guest WC
- Self Contained Annexe
- Double Garage & Well Tended Garden
- Energy Efficiency Rating - C

0121 709 3300

# 3 Langtree Avenue, Hillfield, Solihull, B91 3YJ

An extended Bryant "Henley" design five bedroom executive detached property that includes a self contained annexe in the highly desirable Hillfield area. The spacious accommodation will appeal to a large or extended family and comprises covered porch, welcoming hall way, cloakroom/wc, study, dual aspect lounge, dining room, conservatory, breakfast kitchen, utility, annexe/bedroom 5 with en suite, master bedroom with en suite bathroom, three further bedrooms, family bathroom, well tended generous gardens & double garage. Viewing is Highly recommended.

## APPROACH

The property enjoys a wide frontage and prominent position set back from the road behind a lawned foregarden and blocked paved driveway that enables two access points to the property, UPVC double glazed front door to the main residence, additional door to self contained annexe.

## WELCOMING HALLWAY

A spacious hallway, single panel radiator, ceiling light point, stairs rising to first floor landing, door to under stairs cupboard, doors to study, cloakroom/wc, lounge, kitchen.

## STUDY

**9' 3" (2.82M) X 7' 2" (2.18M)**

Double panel radiator, ceiling light point, UPVC double glazed window to front aspect, TV aerial point, telephone point, further telephone point (currently not connected).

## CLOAKROOM/WC

Low level flush wc, wash hand basin, ceramic tiling to splash prone areas, ceiling light point, single panel radiator, UPVC double glazed window to front aspect.

## SPACIOUS LOUNGE

**24' 0" (7.32M) X 12' 9" (3.89M)**

Ornamental fireplace with inset coal effect gas fire, decorative ceiling coving, two double panel radiators, five wall light points, TV aerial point, telephone point, door to dining room, UPVC double glazed French doors to conservatory, UPVC double glazed bay window to front aspect.

## DINING ROOM

**12' 6" (3.81M) X 11' 5" (3.48M)**

UPVC double glazed bay window to rear aspect, ceiling light point, double panel radiator, telephone point, decorative ceiling coving, door to kitchen.

## SPLENDID CONSERVATORY

**13' 9" (4.19M) X 12' 9" (3.89M)**

Terracotta floor tiling, two wall light points, UPVC double glazed French doors to garden.

## BREAKFAST KITCHEN

**15' 3" (4.65M) X 9' 7" (2.92M)**

A comprehensively fitted mid oak kitchen comprises a range of wall and base units with complementary roll top work surfaces over, ceramic tiling to splash prone areas, one and a half stainless steel sink and drainer unit, integrated fridge and freezer, provision for dishwasher, canopy cooker hood, ceramic tiled flooring, recessed spot lights, double panel radiator, telephone point, TV aerial point, UPVC double glazed window to rear aspect, door to:

## UTILITY

**6' 6" (1.98M) X 5' 8" (1.73M)**

Matching wall and base units, stainless steel sink and drainer unit, space and plumbing for washing machine, space for tumble dryer,



ceramic tiling to splash prone areas, ceramic floor tiling, single panel radiator, ceiling light point, door to covered entrance to annexe and double garage.

### ANNEXE/BEDROOM FIVE

14' 5" (4.39M) X 13' 2" (4.01M)

Private entrance to front of property, door to annexe, wood effect flooring, two double panel radiators, three wall light points, two UPVC double glazed windows and door to rear garden, fitted wardrobe, loft access being boarded with pull down ladder, TV aerial point, door to:

### EN SUITE

Modern suite comprises low level flush wc, pedestal wash hand basin, shower enclosure with thermostatic shower over, ceramic tiling to walls, single panel radiator, ceiling light point, shaver point and light.

### FIRST FLOOR LANDING

Loft access, single panel radiator, ceiling light point, UPVC double glazed window to front aspect, doors to all bedrooms and bathroom, airing cupboard housing hot water cylinder.

### MASTER BEDROOM

10' 8" (3.25M) X 12' 10" (3.91M) EXCLUDING WARDROBES

A range of fitted wardrobes, single panel radiator, ceiling light point, telephone point, TV aerial point, two UPVC double glazed windows to rear aspect, door to:

### EN SUITE BATHROOM

Victorian reproduction suite comprises low level flush wc, pedestal wash hand basin, panel bath with shower attachment over, complementary ceramic tiling to splash prone areas, single panel radiator, shower enclosure with thermostatic shower over, recessed spot lights, UPVC double glazed window to rear aspect, shaver point.

### BEDROOM TWO

12' 10" (3.91M) X 10' 7" (3.23M)

Double fitted wardrobe, wood effect flooring, single panel radiator, ceiling light point, TV aerial point, UPVC double glazed window to rear aspect.

### BEDROOM THREE

12' 10" (3.91M) X 9' 5" (2.87M)

Double fitted wardrobe, ceiling light point, single panel radiator, UPVC double glazed window to front aspect.

### BEDROOM FOUR

10' 5" (3.18M) X 7' 3" (2.21M) EXC WARDROBES

Double fitted wardrobe, single panel radiator, ceiling light point, UPVC double glazed window to front aspect.

### FAMILY BATHROOM

A Victorian reproduction suite comprising low level flush wc, pedestal wash hand basin, panel bath with thermostatic shower over, complementary ceramic tiling to splash prone areas, recessed spot lights, shaver point, UPVC double glazed window to side aspect, wall mounted Potterton central heating boiler.

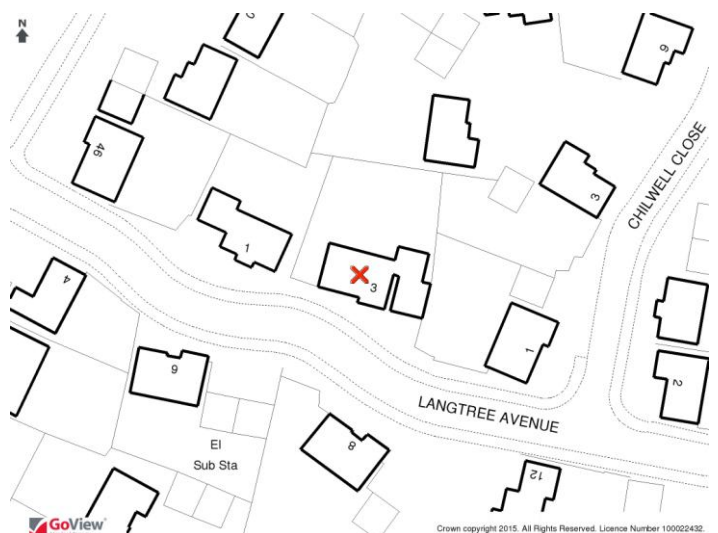
### REAR GARDEN

Wide plot being mainly laid to lawn, paved patio area, paved pathway leading to large timber garden shed with power supply and lighting, an array of shrubs and trees, timber fencing to perimeter, external lights, external water supply, access to the front through side gateway..

### DOUBLE GARAGE

17' 8" (5.38M) X 15' 9" (4.8M)

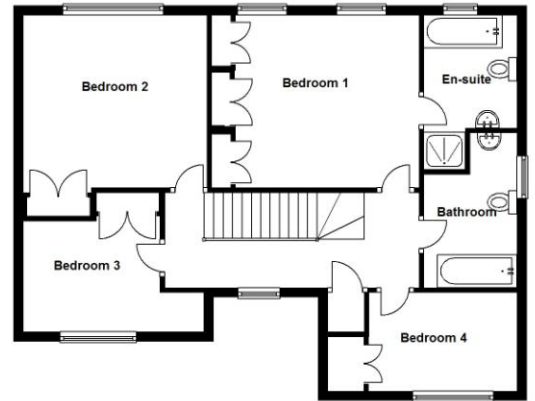
Power supply and lighting, electric up and over door, overhead storage area, water supply.



**Ground Floor**  
Approx. 155.2 sq. metres (1670.8 sq. feet)



**First Floor**  
Approx. 73.8 sq. metres (793.9 sq. feet)



Total area: approx. 229.0 sq. metres (2464.8 sq. feet)



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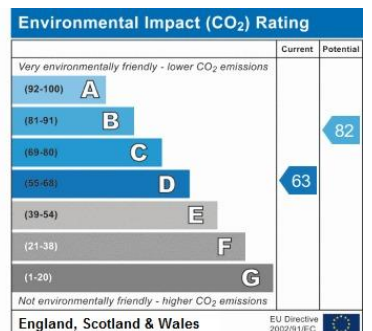
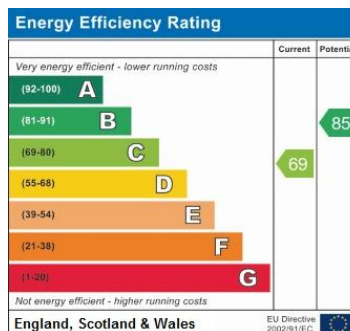
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