



**42 Chelveston Crescent, Hillfield, Solihull
B91 3YB**

Fixed Price £750,000

- Bryants Executive Detached Residence
- Five Bedrooms
- Two Ensuites
- Three Reception Rooms
- Double Garage
- Open Views to Front
- Tudor Grange Academy Catchment
- Energy Efficiency Rating – C

0121 709 3300

42 Chelveston Crescent, Hillfield, Solihull B91 3YB

A beautifully appointed extended Bryant five bedroom executive detached property situated in the highly desirable Hillfield development. The spacious well appointed accommodation will appeal to a large or extended family and comprises canopy porch, galleried hall way, cloakroom/wc, dual aspect lounge, dining room, extended family room, large breakfast kitchen, utility, master bedroom with dressing room & ensuite, four further bedrooms, additional ensuite, luxury family bathroom, well tended private gardens & double garage. Viewing is Highly recommended.

APPROACH

Via a block paved driveway that enables off-road parking and a lawned fore garden leading to a canopy storm porch entrance to:-

ENTRANCE HALL

Wood effect flooring, stairs rising to first floor landing, doors to dining room, lounge, kitchen and cloakroom WC.

CLOAKROOM / WC

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

DINING ROOM

11' 6" (3.5M) X 9' 2" (2.8M)

Wood effect flooring, ceiling light point, double panel radiator, UPVC double glazed window to the front aspect.

LOUNGE

16' 9" (5.1M) X 11' 6" (3.5M)

Ornamental fireplace with open grate, TV aerial point, double panel radiator, single panel radiator, four wall light points, wood effect flooring, UPVC double glazed windows to the front aspect, UPVC double glazed French doors to the rear aspect.

BREAKFAST KITCHEN

20' 0" (6.1M) X 11' 6" (3.5M)

A range of modern wall and base units with coordinated rolltop worksurfaces, matching breakfast bar, one and a half bowl stainless steel single drainer sink unit provision for a range-style gas cooker, integrated fridge and dishwasher, ceiling spotlights, ceramic tiled floor and ceramic tiling to splash prone areas, double panel radiator, UPVC double glazed windows to the rear aspect, TV aerial point, door to utility and family room.

UTILITY

6' 3" (1.9M) X 6' 3" (1.9M)

A range of wall and base units, coordinated rolltop worksurfaces, stainless steel single drainer sink unit, space and plumbing for a washing machine, single panel radiator, ceramic tiled floor, UPVC double glazed door to the rear aspect.



EXTENDED FAMILY ROOM
15' 9" (4.8M) X 15' 1" (4.6M)

Wood effect flooring, halogen spotlights, TV aerial point, two double panel radiators, three wall light points, UPVC double glazed window and UPVC double glazed French doors to rear.



FIRST FLOOR LANDING

Galleried landing with UPVC double glazed window to the front aspect, loft access, doors to bedroom one, bedroom two, bedroom three, bedroom four, bedroom five and bathroom.

MASTER BEDROOM (FRONT)
17' 1" (5.2M) X 11' 10" (3.6M)

Wood effect flooring, two ceiling light points, UPVC double glazed window to the front aspect, double panel radiator, archway through to:-

DRESSING AREA
9' 10" (3M) X 5' 11" (1.8M)

Fitted dressing area with bespoke fitted wardrobes and drawers, halogen spotlights, UPVC double glazed window to the rear aspect. The dressing area leads to:-



EN-SUITE

A beautifully appointed en-suite with low-level flush WC, hand wash basin with bespoke fitted vanity units, large shower enclosure with chrome thermostatic shower unit, complementary ceramic tiling to walls and floors, halogen spotlights, chrome towel radiator, obscure UPVC double glazed window to the rear aspect.

BEDROOM TWO (REAR)
18' 8" (5.7M) X 10' 10" (3.3M)

Wood effect flooring, two ceiling light points, a range of fitted wardrobes with mirrored panels double panel radiator, door to en-suite, UPVC double glazed window to the rear aspect.

EN-SUITE

Low level flush WC, pedestal hand wash basin, shower enclosure with chrome thermostatic shower unit, ceramic tiling to walls, chrome towel radiator, obscure UPVC double glazed window to the rear aspect.

BEDROOM THREE (REAR)
11' 6" (3.5M) X 8' 10" (2.7M)

Wood effect flooring, ceiling light point, single panel radiator, UPVC double glazed window to the rear aspect.



BEDROOM FOUR (FRONT)
12' 2" (3.7M) X 6' 11" (2.1M)

Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

BEDROOM FIVE (FRONT)
11' 6" (3.5M) X 7' 7" (2.3M)

Wood effect flooring, built-in storage cupboard, single panel radiator, UPVC double glazed window to the front aspect.

FAMILY BATHROOM

Beautifully appointed three-piece suite comprising low-level flush WC, hand wash basin with vanity cupboard, mosaic tiled panelled bath, chrome hand towel radiator, superb shower enclosure with chrome thermostatic shower unit, complementary ceramic tiling to walls and floors, halogen spotlights, obscure UPVC double glazed window to the rear aspect.



DOUBLE GARAGE
18' 4" (5.6M) X 15' 1" (4.6M)

Electric up and over door, power and lighting, Valliant combi boiler.

REAR GARDEN

Paved patio with leads to a neatly shaped lawned garden with well-stocked borders. There is a timber shed with power and lighting. Side entrance leading to the front of the property.

TENURE

We have been advised that the property is Freehold. This is subject to Solicitor verification.







 **Bartleys**
Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

 Zoopla.co.uk

 Finda Property.com

 rightmove.co.uk
The UK's number one property website

 The Property Ombudsman SALES
 OFT Approved code

 Radarhomes.co.uk
The complete UK marketplace

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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		71	81
		EU Directive 2002/91/EC	

B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.