



**28 Hartwell Close, Hillfield, Solihull,
B91 3YP**

Price Guide **£750,000**

- Significantly Extended Five Bedroom Detached Residence
- Catchment For Tudor Grange Academy
- Large Corner Plot
- Stunning Kitchen / Diner / Sitting Room
- Large Landscaped Garden
- Energy Efficiency Rating - C

0121 709 3300

28 Hartwell Close, Hillfield, Solihull B91 3YP

A significantly extended and superbly presented 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 enclosed porch, welcoming hallway, cloakroom/WC, dual aspect lounge, magnificent extended dining kitchen, snug/ sitting room, utility, boot room, superb master bedroom with dressing area and en-suite, four further bedrooms with two en-suite, luxury family bathroom, landscaped private gardens and single garage/store. Viewing is highly recommended.

APPROACH

Via a landscaped garden with large driveway enabling off-road parking for several vehicles that leads to a UPVC double glazed storm porch entrance to:-

ENTRANCE HALL

Amtico flooring, single panel radiator, wall light point, oak doors leading to cloakroom WC, lounge, kitchen, Neville Johnson oak and glass staircase leading to first floor landing.

LOUNGE

18' 8" (5.7M) X 11' 10" (3.6M)

Ornamental fireplace with marble surround and pebble stone effect gas fire, double panel radiator, four wall light points, TV aerial point, UPVC double glazed bay window to the front aspect and UPVC double glazed window to the side aspect.



MAGNIFICENT EXTENDED KITCHEN / DINER

20' 4" (6.2M) X 15' 9" (4.8M)

A beautifully appointed kitchen / diner fitted with a bespoke kitchen with matching breakfast bar from Cucina Kitchens that has Bosch integrated appliances that include: dishwasher, double oven, warming drawer and microwave, granite worksurfaces, provision for a fridge freezer, induction hob, extractor fan, undercabinet lighting, one and a half bowl single drainer sink unit, halogen spotlights, Amtico flooring, wall mounted radiator, there is ample space for a good-sized dining table, UPVC double glazed window to the rear aspect and bifold doors to the garden, large opening leading to:-



FAMILY ROOM – SNUG

14' 1" (4.3M) X 9' 2" (2.8M)

Amtico flooring, wall mounted living flame effect fire, single panel radiator, halogen spotlights, UPVC double glazed window to the side and rear aspect, oak door to:-

UTILITY

7' 7" (2.3M) X 4' 3" (1.3M)

Belfast sink, space and plumbing for a washing machine, Amtico flooring, tiling to splash prone areas, towel radiator, obscure UPVC double glazed window to the side aspect, door to:-

BOOT ROOM

8' 6" (2.6M) X 7' 3" (2.2M)

Wall mounted Worcester boiler, wall and base units, UPVC double glazed door to the side and further door to:-



GARAGE STORAGE

9' 2" (2.8M) X 8' 6" (2.6M)

Power and lighting, up-and-over electric roller door.

CLOAKROOM / WC

Low level flush WC, hand wash basin with vanity cupboard, ceramic tiling to splash prone areas, chrome towel radiator, Amtico flooring, ceiling light point, obscure UPVC double glazed window to the front aspect.

FIRST FLOOR LANDING

Oak panelled doors radiate off to all rooms, halogen spotlights, door to airing cupboard housing unvented pressurised hot water cylinder.

BEDROOM TWO (FRONT)

14' 5" (4.4M) X 14' 5" (4.4M)

A range of white fitted wardrobes and dresser unit, bedside cupboards, double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect, oak door to:-

EN-SUITE

A beautifully appointed en-suite comprises low level flush WC, hand wash basin with vanity cupboard, shower enclosure with chrome thermostatic shower unit, complementary ceramic tiling to splash prone areas, shaver point, wood-effect flooring, ceiling spotlights, chrome towel radiator, obscure UPVC double glazed window to the side aspect.

BEDROOM THREE (REAR)

17' 9" (5.4M) X 16' 1" (4.9M)

A good size room with Juliet balcony currently used as a guest bedroom / fitness room, comprises a range of Sharps fitted wardrobes and cupboards with king-size foldaway bed, solid wood flooring, ceiling light point, two single panel radiators, UPVC double glazed French doors to Juliet balcony overlooking the rear garden, door to:-

EN-SUITE

Beautifully appointed en-suite with circular bowl sink, low level flush WC, shower enclosure, with chrome electric shower unit, ceramic tiling to walls and floors, chrome towel radiator, extractor fan, obscure UPVC double glazed window to the rear aspect.

BEDROOM FOUR (FRONT)

9' 2" (2.8M) X 8' 10" (2.7M)

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

STUDY & STAIRS RISING TO SECOND FLOOR

10' 10" (3.3M) X 6' 11" (2.1M)

Single panel radiator, fitted wardrobes, stairs rising to second floor landing and the master bedroom, UPVC double glazed window to the front aspect.

MASTER BEDROOM

29' 10" (9.1M) X 16' 1" (4.9M) (EAVES STORAGE)

A magnificent master bedroom with dual aspect windows has a range of Neatsmith fitted bedroom furniture including wardrobes, cupboards, storage, shelving and matching bedside cabinets (by separate negotiation), double panel radiator, ceiling spotlights, two Velux skylight windows to the



front aspect, two UPVC double glazed dormer windows to rear aspect.

EN-SUITE

A beautifully appointed en-suite comprises low-level flush WC, hand wash basin with vanity cupboard, shower enclosure with chrome thermostatic shower unit, complementary tiling to splash prone areas, Amtico flooring, chrome towel radiator, Velux skylights to front aspect.

BEDROOM FIVE (REAR)

13' 5" (4.1M) X 8' 6" (2.6M)

Single panel radiator, a range of fitted furniture, ceiling light point, UPVC double glazed window to the rear aspect.



FAMILY BATHROOM

A luxurious bathroom with contemporary three-piece suite comprising low level flush WC, sandstone sink with mirror and lighting above and a fitted vanity cupboard beneath, panel bath with chrome shower attachment, complementary ceramic tiling to splash prone areas, chrome towel radiator, Amtico flooring, halogen spotlights, obscure UPVC double glazed window to the side aspect,

GARDEN

A delightful landscaped rear garden with generous patio area has exterior lighting, outside hot and cold water supply, feature circular lawn, wood panel fence perimeter and borders that are well stocked with shrubs, trees and plants . A pathway leads to a large timber shed / kennel. The patio extends to the side of the property where there is another large timber shed and gated access to the front of the property.

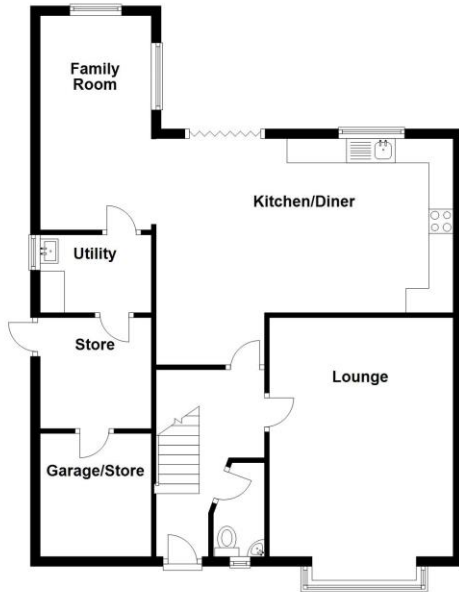
TENURE

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

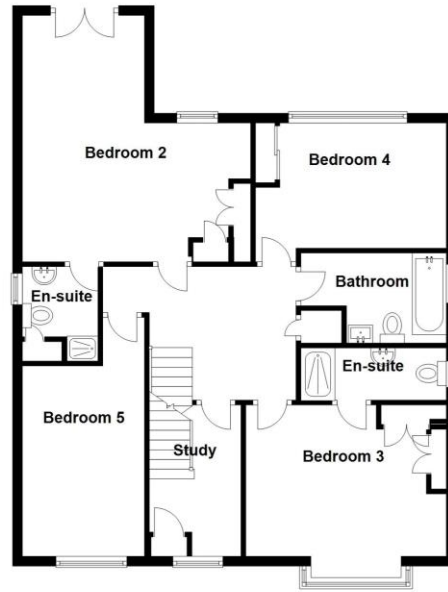




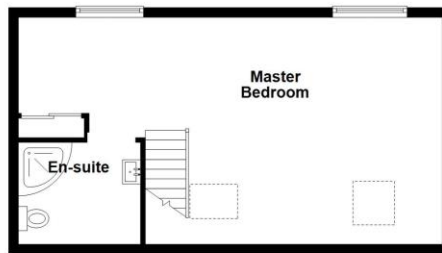
Ground Floor
Approx. 79.4 sq. metres (854.4 sq. feet)



First Floor
Approx. 83.7 sq. metres (901.2 sq. feet)



Second Floor
Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 203.8 sq. metres (2194.0 sq. feet)



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



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

B750 Printed by Ravensworth 01670 713330