



## 5 Hartwell Close, Hillfield, Solihull B91 3YP

Price Guide **£699,950**

- Bryants Four Bedroom Detached Residence
- Stunning Breakfast Kitchen/Family Room
- Catchment For Tudor Grange Academy
- Beautifully Presented
- Energy Efficiency Rating - C

0121 709 3300

# 5 Hartwell Close, Hillfield, Solihull B91 3YP

A beautifully appointed extended Bryant four 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, study, lounge, extended breakfast kitchen/family/dining room, large utility, master bedroom with refitted ensuite, three further bedrooms, luxury family bathroom, well tended private gardens & off road parking. No Chain

## APPROACH

Via a tarmac driveway that enables off-road parking for several vehicles leading to an enclosed door porch entrance to:-

## ENTRANCE HALL

Engineered oak flooring, stairs rising to first floor landing, single panel radiator, ceiling light point, oak panelled doors radiating off to cloakroom/WC, study/office, lounge and kitchen.

## STUDY / OFFICE

**11' 2" (3.4M) X 7' 3" (2.2M)**

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

## LOUNGE

**16' 9" (5.1M) X 10' 10" (3.3M)**

Ornamental pebble stone electric feature fire, TV aerial point, double panel radiator, four wall light points, UPVC double glazed bay window to the front aspect.

## CLOAKROOM / WC

Beautiful contemporary suite with mono block sink, low level flush WC, complementary ceramic tiling to walls and floor, chrome towel radiator, ceiling spotlights, obscure UPVC double glazed window to the front aspect.

## EXTENDED FAMILY KITCHEN

**25' 3" (7.7M) X 21' 8" (6.6M)**

A comprehensively fitted modern kitchen with matching breakfast bar comprises a range of high-gloss wall and base units with "Caesar" Stone worksurfaces and up stands, provision for a gas range cooker, provision for an American-style fridge freezer, Siemens integrated dishwasher, canopy Extractor cooker hood, glass splashback, one and a half bowl sink unit with mixer tap, oak engineered flooring, ceiling spotlights, two ceiling light points over the breakfast bar, UPVC double glazed window to the rear aspect leading to:-

## UTILITY

**11' 10" (3.6M) X 7' 7" (2.3M)**

Matching wall and base units with wood effect worksurfaces, stainless steel single drainer sink unit, complementary ceramic tiling to walls and floors, wall-mounted Vaillant boiler, space and plumbing for a washing machine and dryer, UPVC double glazed door to the side aspect.

## FAMILY ROOM AREA

Oak engineered flooring, double panel radiator, space for a dining table and chairs, TV point, ceiling spotlights, composite bi-folding doors to garden.



### FIRST FLOOR LANDING

Loft access, airing cupboard with locked immersion cylinder, doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom.

### MASTER BEDROOM (REAR)

#### 11' 6" (3.5M) X 8' 6" (2.6M) EXCLUDING WARDROBES

Fitted wardrobes with sliding doors, single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect, door to:-

### EN-SUITE

A beautifully appointed en-suite comprising low-level flush WC, hand wash basin with vanity cupboard, shower enclosure with thermostatic shower unit, complementary ceramic tiling to walls and floors, wall light point, chrome towel radiator, ceiling spotlights, obscure UPVC double glazed window to the side aspect.

### BEDROOM TWO (FRONT)

#### 15' 5" (4.7M) X 9' 10" (3M) EXCLUDING WARDROBES

Fitted wardrobes with sliding doors, single panel radiator, two ceiling light points, two UPVC double glazed windows to the front aspect, fitted bedroom storage/wardrobe.

### BEDROOM THREE (FRONT)

#### 11' 10" (3.6M) X 8' 2" (2.5M)

Ceiling light point, single panel radiator, UPVC double glazed window to the front aspect.

### BEDROOM FOUR (REAR)

#### 17' 1" (5.2M) X 8' 2" (2.5M)

A superb sized double bedroom with built-in storage /wardrobes, single panel radiator, two ceiling light points, UPVC double glazed windows to the rear and side aspects.

### LUXURY BATHROOM

A stunning refitted bathroom that comprises low-level flush WC, hand wash basin with vanity cupboard, panelled bath with chrome taps, separate shower enclosure with thermostatic shower unit, three wall light points, recessed spotlights, complementary ceramic tiling to splash prone areas, UPVC double obscure glazed window to the rear aspect, extractor fan, chrome towel radiator.

### GARDEN

Full width decked patio leading to a private, mostly laid to lawn garden with wood panel fence perimeter and well-stocked borders,. There is a timber potting shed and a wooden BBQ shelter.

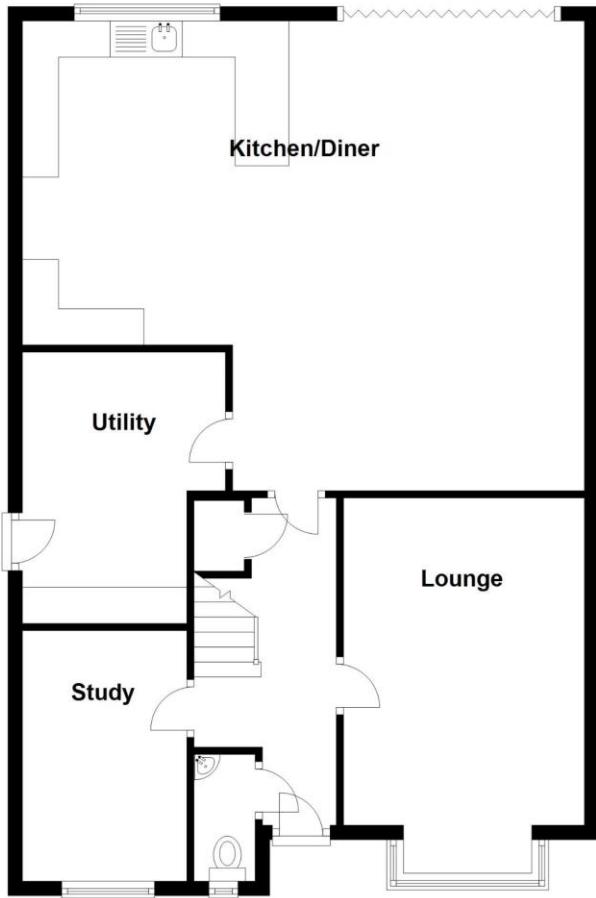
### TENURE

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



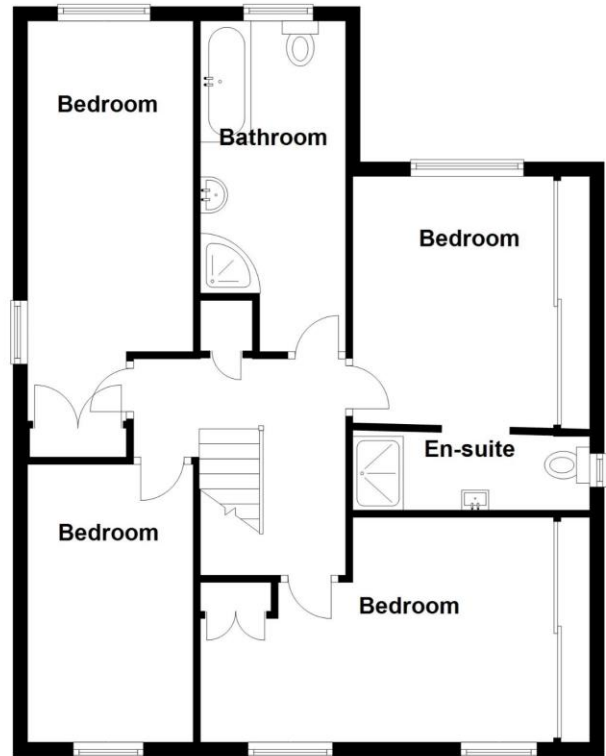
### Ground Floor

Approx. 89.9 sq. metres (967.7 sq. feet)



### First Floor

Approx. 70.6 sq. metres (759.6 sq. feet)



Total area: approx. 160.5 sq. metres (1727.3 sq. feet)



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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 83        |
| (69-80)                                     | C | 73                      |           |
| (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 |           |

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