Bartleys
Estate Agents









7 Hartwell Close, Hillfield, Solihull B91 3YP

Price Guide £675,000

- Bryant's Four Bedroom Detached
- Catchment for Tudor Grange Academy
- Breakfast Kitchen & Utility
- Beautifully Landscaped Gardens
- Single Garage
- Energy Efficiency Rating - C

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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, hall way, cloakroom/wc, lounge, extended dining room, breakfast kitchen, utility, master bedroom with refitted ensuite, three further bedrooms, luxury family bathroom, beautiful landscaped tended private gardens & off road parking, single garage.

APPROACH
Via a driveway enabling off-road parking for two vehicles and paved pathway leading to a covered storm porch entrance with UPVC double glazed door to:-

ENTRANCE HALL
Stairs rising to first floor landing with under stairs cupboard, ceramic tiled floor, double panel radiator, ceiling light point, doors to cloakroom / WC, lounge and kitchen.

CLOAKROOM / WC
Low-level flush WC, hand wash basin with vanity cupboard beneath, ceramic tiled flooring, single panel radiator, ceiling light point, obscure UPVC double glazed window to the side aspect.



LOUNGE
16' 9" (5.1M) X 11' 10" (3.6M)
Ornamental fireplace with coal effect gas fire, TV point, telephone point, double panel radiator, three wall light points, UPVC double glazed window to the front aspect.



EXTENDED DINING ROOM
17' 9" (5.4M) X 11' 10" (3.6M)
Double panel radiator, ceiling light point, telephone point, UPVC double glazed French doors to the rear garden.

FITTED KITCHEN
14' 1" (4.3M) X 8' 10" (2.7M)
A range of modern Shaker-style painted wall and base units with wood effect rolltop worksurfaces, ceramic tiling to splash prone areas, single drainer circular sink unit, integrated John Lewis gas five gas ring hob plus Neff double oven, John Lewis canopy extractor hood/fan & integrated dishwasher, wall-mounted Vaillant combi boiler, ceramic tiled floor, double panel radiator, two ceiling light points, UPVC double glazed window to the rear and door to the utility/lobby.



UTILITY – LOBBY
5' 11" (1.8M) X 4' 11" (1.5M)
Matching wall and base units with wood effect worksurfaces, space and plumbing for a washing machine and dryer, ceramic tiled floor, double panel radiator, ceiling light point, UPVC double glazed door to the rear aspect and UPVC double glazed door to the garden.

FIRST FLOOR LANDING
Loft access with pull down ladder, door to airing cupboard with hot water cylinder, doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom.



BEDROOM ONE (FRONT)
14' 5" (4.4M) X 11' 10" (3.6M)
Fitted wardrobes, double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect and door to:-

ENSUITE
Refitted modern suite with low-level flush WC, hand wash basin beneath a cupboard, shower enclosure with chrome thermostatic shower unit, complementary ceramic tiling to wall and floor, ceiling spotlights, extractor fan, chrome towel radiator, UPVC double glazed window to the front aspect.

BEDROOM TWO (FRONT)
10' 10" (3.3M) X 10' 10" (3.3M)
Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

BEDROOM THREE (REAR)
8' 10" (2.7M) X 8' 6" (2.6M)
Double panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.



BEDROOM FOUR (REAR)
9' 6" (2.9M) X 7' 3" (2.2M)
Double panel radiator, ceiling light point, UPVC double glazed window to the rear aspect, large built-in storage cupboard.

FAMILY BATHROOM
A beautiful fitted modern bathroom comprises a three piece suite with low-level flush WC, hand wash basin with vanity cupboard beneath, P-shaped bath with chrome thermostatic shower unit and shower screen, complementary ceramic tiling to walls and wood effect flooring, chrome towel radiator, ceiling light point, extractor fan, obscure UPVC double glazed window to the rear aspect.

SINGLE GARAGE
18' 1" (5.5M)X 8' 2" (2.5M)
Electric up-and-over door, power and lighting, hand wash basin and mixer tap.

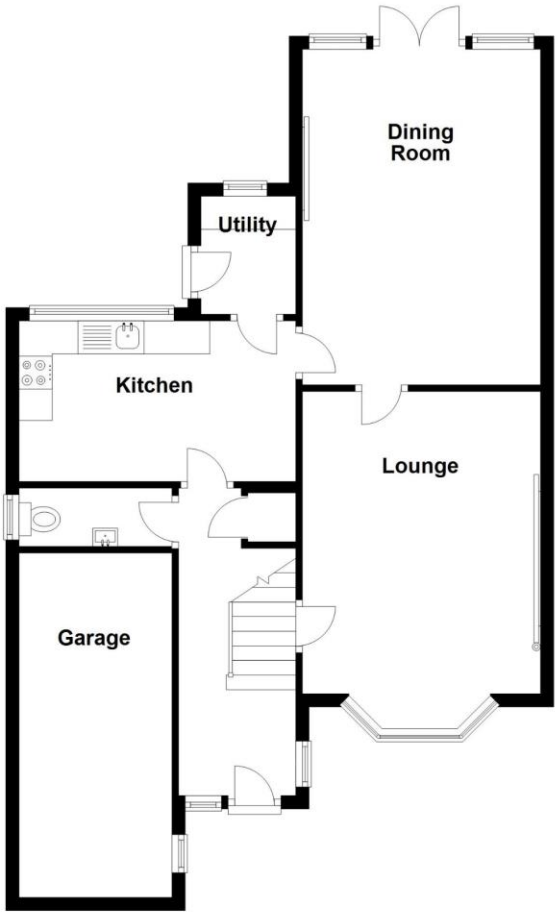
REAR GARDEN
A delightful landscaped rear garden with generous patio area has exterior lighting, outside cold water supply, feature Astro turf lawn, wood panel fence perimeter and borders that are well stocked with shrubs, trees and water feature. A gravel stone pathway leads to a large timber shed. The patio extends to the side of the property where a pathway leads to a gated access to the front of the property.



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

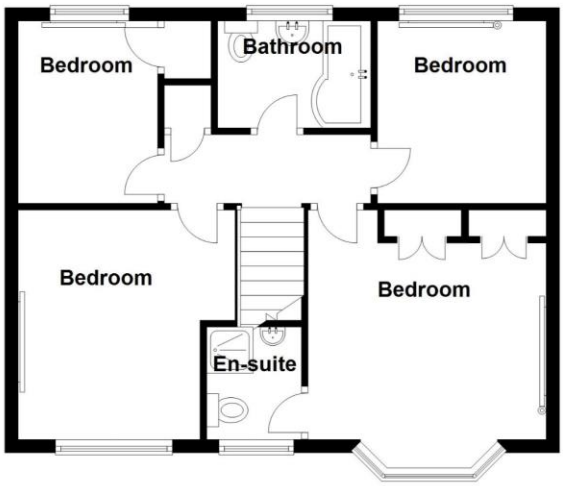
Ground Floor

Approx. 72.6 sq. metres (781.1 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.9 sq. feet)

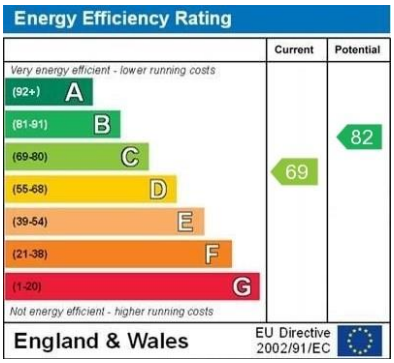


Total area: approx. 123.5 sq. metres (1329.0 sq. feet)

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