



4 Kinchford Close, Solihull, B91 3JL

Price Guide **£445,000**

- Beautifully Presented Detached Residence
- Fitted Kitchen & Large Utility
- Catchment for Tudor Grange Academy
- Two Reception Rooms & Conservatory
- Four Bedroom with En Suite & Family Bathroom
- Energy Performance Rating – D

0121 709 3300

## 4 Kinchford Close, Solihull, B91 3JL

A beautifully presented four bedroom detached residence situated in the highly sought after Hillfield development, appointed and decorated to a very high standard and within walking distance to Solihull town centre and well situated for excellent local schools. The accommodation will not fail to impress and briefly comprises hall, cloakroom/wc, lounge, dining room, conservatory, fitted breakfast kitchen, large utility, master bedroom with refitted en suite, three further bedrooms, refitted family bathroom, well screened rear garden and single garage. No Chain

### APPROACH

The property sits back from the road behind a tarmac driveway with dwarf retaining wall enabling off road parking and leads to an open canopy entrance with exterior light, UPVC double glazed door to:

### ENTRANCE HALL

Double panel radiator, two wall light points, decorative ceiling coving, stairs rising to first floor landing, under stairs storage cupboard, doors radiating off to cloakroom/wc, lounge and kitchen.

### CLOAKROOM/WC

Contemporary close coupled wc, wash hand basin with vanity cupboard beneath, single panel radiator, ceiling light point, contemporary tiling to splash prone areas, obscure UPVC double glazed window to front aspect.

### LOUNGE

**18' 8" (5.69M) INTO BAY X 12' 1" (3.68M)**

Ornamental fireplace with marble surround and hearth having an inset coal effect fire, double panel radiator, four wall light points, TV aerial point, decorative ceiling coving, UPVC double glazed bay window to front aspect, door to:

### DINING ROOM

**11' 7" (3.53M) X 10' 1" (3.07M)**

Double panel radiator, decorative ceiling coving, two wall light points, door to kitchen, UPVC double glazed sliding patio doors to:

### CONSERVATORY

**12' 6" (3.81M) X 7' 10" (2.39M)**

Beautiful conservatory overlooks landscaped garden with ceramic floor tiling, UPVC double glazed sliding doors to garden.

### BREAKFAST KITCHEN

**15' 7" (4.75M) X 9' 6" (2.9M)**

A modern cream painted kitchen comprises a comprehensive range of wall and base units with roll top work surface over, complementary ceramic tiling to splash prone areas, integrated appliance including stainless steel four ring gas hob and extractor fan, electric double oven, fridge/freezer, integrated dishwasher, ceiling light point, UPVC double glazed window to rear aspect, ceramic floor tiling, door to:

### UTILITY

**12' 4" (3.76M) X 9' 7" (2.92M)**

Comprises a comprehensive range of wall and base units, roll top work surface, stainless steel sink and drainer unit, space and plumbing for washing machine (included), condensing dryer (included), integrated wine cooler, ceramic floor tiling, Worcester boiler, UPVC double glazed window and door to garden, personal door to garage.



## FIRST FLOOR LANDING

Ceiling light point, UPVC obscure window to side aspect, doors off to all bedrooms, bathroom, airing cupboard housing water cylinder.

## MASTER BEDROOM

13' 3" (4.04M) X 10' 4" (3.15M)

Beautifully fitted with a range of light oak fitted wardrobes, dressing table, fitted bedside tables and headboard, ceiling light point, UPVC double glazed window to front aspect, door to:

## EN SUITE

A beautifully appointed en suite comprises close coupled wc, wash hand basin with vanity cabinet below, work surface, shower enclosure with chrome dual head shower over, complementary ceramic tiling to floors and walls, chrome towel radiator, shaver point, mirror back lit cabinet, recessed spot lights, ceiling extractor, UPVC double glazed window to side aspect.

## BEDROOM TWO

13' 10" (4.22M) X 8' 5" (2.57M)

Fitted double mirror wardrobe, matching dressing tables, two bedside cabinets (by separate negotiation), single panel radiator, ceiling light point, UPVC double glazed window to rear aspect.

## BEDROOM THREE

10' 1" (3.07M) X 7' 7" (2.31M)

A range of fitted bedroom furniture including single mirror wardrobe, overhead storage cupboard, dressing table, single panel radiator, ceiling light point, UPVC double glazed window to rear aspect.

## BEDROOM FOUR

10' 5" (3.18M) X 7' 0" (2.13M)

Beautifully fitted bedroom furniture includes double wardrobe/cupboard, overhead storage cupboard, dressing table, single panel radiator, ceiling light point, UPVC double glazed window to front aspect.

## FAMILY BATHROOM

A contemporary modern three piece suite comprises close coupled wc, wash hand basin with vanity cupboard beneath, P-shaped bath with glass shower screen, Triton thermostatic shower over, shower point, mirror, complementary ceramic tiling to walls and floors, chrome heated towel rail, recessed spot lights, UPVC double glazed obscure window to side aspect, loft access to boarded loft space.

## REAR GARDEN

Enjoying a south westerly aspect, full width York stone a paved patio area, well tended shaped lawn area, an array of mature shrubs and flowers to well established borders, access to the front through the side gateway, timber shed, timber fencing to perimeter, mature and well tended hedgerow, outside water supply, external flood light.

## GARAGE

19' 3" (5.87M) X 9' 7" (2.92M)

Power supply and lighting, electric up and over door, alarm control panel, overhead storage, cold water tap.



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Approximate Gross Internal Area  
151.5 sq m / 1631 sq ft



First Floor



Ground Floor



Illustration for identification purposes only, measurements are approximate, not to scale.



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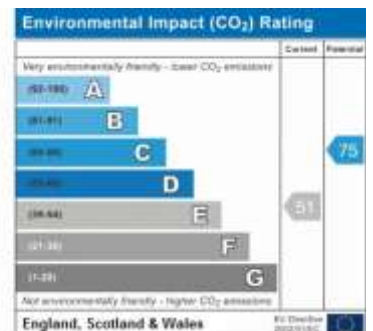
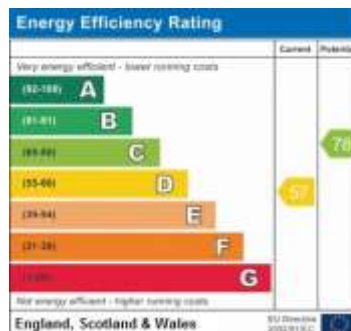
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