



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

Price Guide **£735,000**

- Significantly Extended Four Bedroom Detached Residence
- Catchment For Tudor Grange Academy
- Lounge / Dining Room
- Four Bedrooms, En-suite & Family Bathroom
- Stunning Kitchen / Diner / Orangery Conservatory
- Single Garage
- Large Landscaped Garden
- Energy Efficiency Rating - D

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# 25 Hartwell Close, Hillfield, Solihull B91 3YP

25 Hartwell Close is a beautifully presented and extended Bryant, four bedrooms, 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 large, enclosed porch, welcoming hallway, cloakroom / WC, dual aspect lounge / dining room, stunning dining / kitchen, magnificent Orangery, utility, superb master bedroom with en-suite, three further bedrooms, luxury family bathroom, landscaped private gardens and single garage. Viewing is Highly recommended.

## APPROACH

Via a blocked paved driveway with parking for several vehicles leading to an arched canopy porch with external lighting and part glazed entrance door with frosted leaded light windows and two double glazed windows to the side aspects leading through to:-

## EXTENDED ENTRANCE HALL

Stairs rising to the first floor landing, UPVC double glazed window to the side aspect, two radiators with decorative covers, ceramic tiled floor, coving to ceiling, ceiling spotlights, doors radiating off to cloakroom / WC, lounge / dining room and kitchen / diner / family room.

## CLOAKROOM / WC

Low level flush WC, pedestal hand wash basin, ceramic tiled floor, radiator, dado rail, coving to ceiling, obscure UPVC double glazed window to the side aspect

## LOUNGE / DINING ROOM

27' 4" (8.33M) X 11' 8" (3.56M)

Feature stone fireplace surround and stone hearth with gas living flame fire, two radiators, coving to ceiling, UPVC double glazed bay window to the front aspect, French doors with side windows leading through to the:-

## KITCHEN / DINER / FAMILY ROOM WITH ORANGERY

21' 4" (6.5M) X 27' 1" (8.25M) INTO THE BAY WINDOW  
Refitted with bespoke shaker style wall units, base units and circular island with contrasting granite worksurfaces incorporating a sink with mixer tap, built-in Bosch double oven with five ring gas hob and extractor fan over, integrated Bosch fridge and dishwasher, ceramic tiled floor, radiator and ceiling spotlights.

## ORANGERY CONSERVATORY

Having a double glazed roof, double glazed windows to the sides and rear and two French doors to the rear garden.

## UTILITY ROOM

9' 7" (2.92M) X 7' 6" (2.29M)

Fitted with a range of wall and base units with granite effect worksurfaces, one and a quarter sink and drainer unit, ceramic tiled floor, part glazed UPVC double glazed door to the side aspect and door leading through to the garage.



## FIRST FLOOR LANDING

Loft access with pull-down ladder to boarded loft space, coving to ceiling, door to airing cupboard and doors to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

## BEDROOM ONE (FRONT)

**14' 3" (4.34M) INTO BAY X 12' 0" (3.66M)**

UPVC double glazed bay window to the front aspect, ceiling spotlights, coving to ceiling, radiator and door through to:-

## LUXURY EN-SUITE

**6' 0" (1.83M) X 5' 1" (1.55M)**

Re-fitted with a white three-piece suite comprising low-level flush WC, shower cubicle with power shower, feature sink with mixer tap, Porcelanosa tiling to walls and floor, coving, extractor fan, shaver point, obscure UPVC double glazed window to the front aspect.

## BEDROOM TWO (FRONT)

**17' 5" (5.31M) X 10' 6" (3.2M) MAX**

Fitted oak style wardrobes, coving to ceiling, panel radiator, UPVC double glazed window to the front aspect.

## BEDROOM THREE (REAR)

**11' 8" (3.56M) X 8' 8" (2.64M)**

Fitted wardrobes, ceiling light point, UPVC double glazed window to the rear aspect.

## BEDROOM FOUR (REAR)

**12' 6" (3.81M) X 7' 3" (2.21M) INCLUDING WARDROBES**

Fitted wardrobes, radiator, UPVC double glazed window to the rear aspect.

## STUNNING FAMILY BATHROOM

**7' 4" (2.24M) X 8' 6" (2.59M)**

Porcelanosa tiling to floors and walls, vanity unit with feature basin and mixer tap over, low level flush WC, rolltop bath with feature tap and separate spray head attachment, chrome heated towel radiator, coving to ceiling, obscure UPVC double glazed window to the rear aspect.



## OUTSIDE

### EXTENDED GARAGE

**16' 2" (4.93M) X 8' 10" (2.69M)**

Remote-controlled up and over door, lighting and power points, wall-mounted combi boiler, trip switch consumer unit and door leading through to the laundry room.

### GARDEN

A fabulous split-level garden which has been designed by Notcutts Garden Centre that creates a delightful feature to the property. The garden has a wood panel fence perimeter, curved feature walls with gravelled and planted areas, a paved circular dining area, raised paved borders that are well-stocked flower with mature plants, shrubs and trees. There is a block paved side passage, external cold water tap, garden shed, gate to the front and canopy porch to the side utility door.

### TENURE

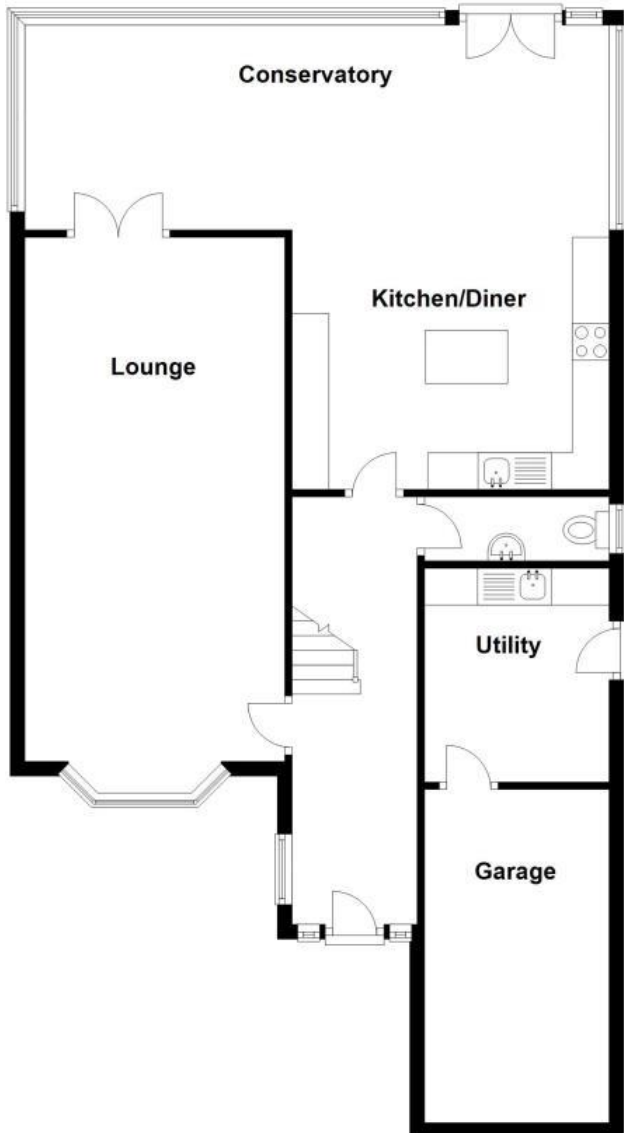
We have been advised that the property is Freehold.





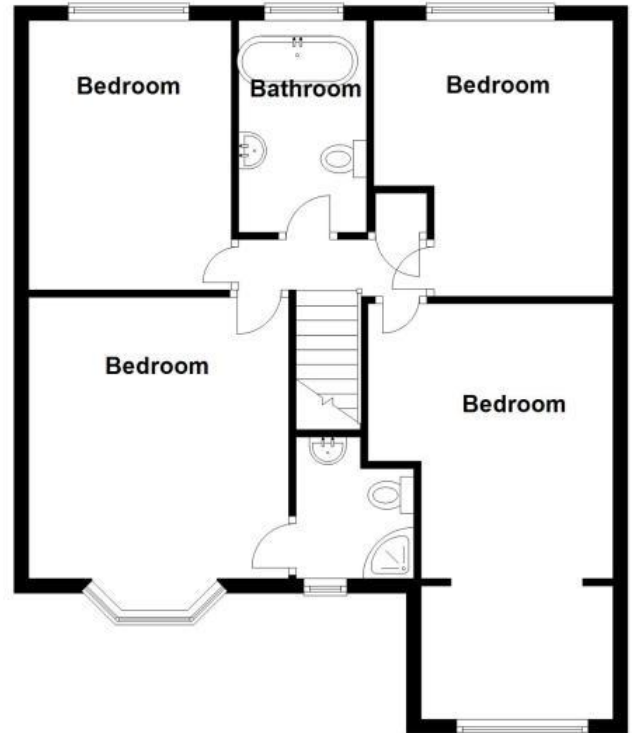
### Ground Floor

Approx. 96.2 sq. metres (1035.4 sq. feet)



### First Floor

Approx. 65.5 sq. metres (704.7 sq. feet)



Total area: approx. 161.7 sq. metres (1740.0 sq. feet)



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