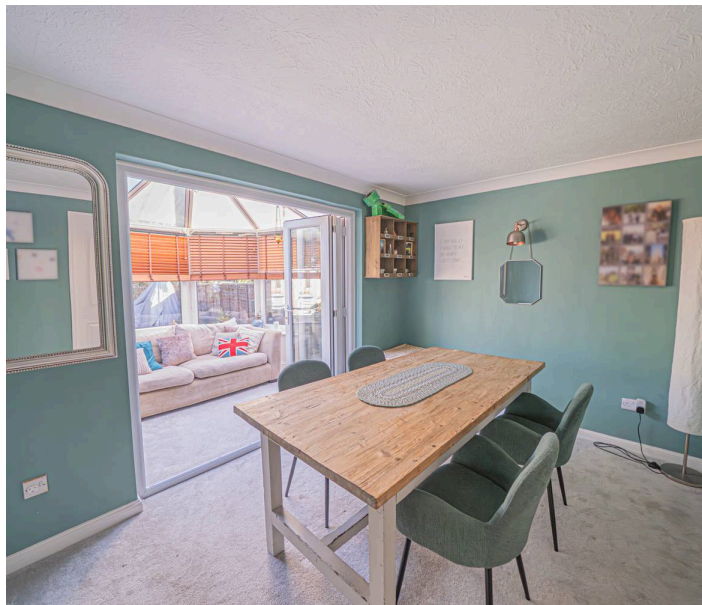




Hartwell Close, Solihull

Guide Price £625,000





PROPERTY OVERVIEW

This impressive four bedroom detached family home is situated on a quiet cul-de-sac in a highly sought-after location, ideally positioned close to a range of local amenities, reputable schools, and convenient transport links. The property falls within the desirable Tudor Grange Academy catchment area, making it particularly appealing for families seeking excellent educational opportunities. Upon entering, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the home. The ground floor features a generously sized living room, perfect for relaxing or entertaining guests, which flows into a formal dining room. The dining room is complemented by an attached conservatory, providing an abundance of natural light and a versatile space for family gatherings or quiet moments. The well-appointed fitted kitchen offers ample storage and workspace, and is further enhanced by a utility and laundry area, ideal for busy family life. A guest cloakroom adds to the convenience and functionality of the ground floor layout. The property also benefits from an integral single garage, providing secure parking or valuable storage space.

Upstairs, you will find four well-proportioned bedrooms, including a large principal bedroom that boasts fitted wardrobes and a private en-suite shower room for added comfort and privacy.



The three remaining bedrooms are all serviced by a modern family bathroom, ensuring plenty of space for the whole household. The home is well presented throughout, offering a neutral and inviting décor that can easily be styled to suit a variety of tastes. Outside enjoys a private rear garden and a wide driveway for multiple vehicles. This is a rare opportunity to acquire a superb family home in a prime residential area, offering spacious and flexible accommodation that is ready to move into. With its excellent location, practical layout, and thoughtful design, this property is sure to attract strong interest from discerning buyers seeking a quality home in the heart of the community. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.



- Delightful Four Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac Close To All Local Amenities, Schools & Transport Links
- Tudor Grange Academy Catchment Area
- Spacious Living Room, Versatile Dining Room & Conservatory
- Fitted Kitchen With Utility / Laundry Room
- Four Generously Sized Bedrooms
- Principal Bedroom With Fitted Wardrobes & En-Suite
- Private Rear Garden & Wide Driveway
- Early Viewing Essential



PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold

ENTRANCE HALLWAY

WC

LIVING ROOM

11' 9" x 16' 10" (3.59m x 5.14m)

DINING ROOM

11' 8" x 8' 6" (3.56m x 2.58m)

CONSERVATORY

9' 7" x 7' 5" (2.92m x 2.25m)

KITCHEN

14' 1" x 11' 6" (4.30m x 3.50m)

UTILITY

INTEGRAL GARAGE

8' 0" x 16' 3" (2.45m x 4.95m)



FIRST FLOOR

PRINCIPAL BEDROOM

11' 11" x 13' 10" (3.62m x 4.21m)

ENSUITE

5' 2" x 4' 6" (1.57m x 1.36m)

BEDROOM TWO

10' 11" x 10' 9" (3.33m x 3.28m)

BEDROOM THREE

8' 8" x 8' 5" (2.64m x 2.57m)

BEDROOM FOUR

6' 11" x 9' 3" (2.12m x 2.83m)

BATHROOM

7' 8" x 5' 5" (2.34m x 1.65m)

TOTAL SQUARE FOOTAGE

128.0 sq.m (1375 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Free standing cooker, Extractor, Dishwasher, All carpets and Blinds, Some curtains and light fittings, Car charging point (fitted 2024) and Fitted Wardrobes in four bedrooms.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – boarded.



INFORMATION FOR POTENTIAL BUYERS

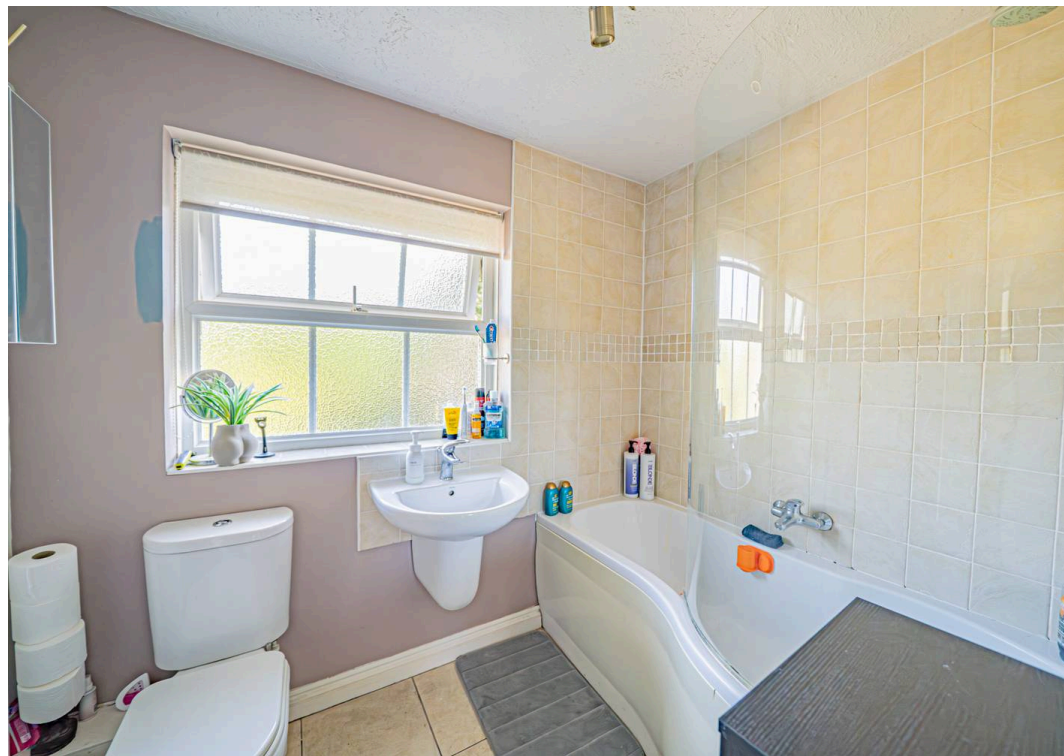
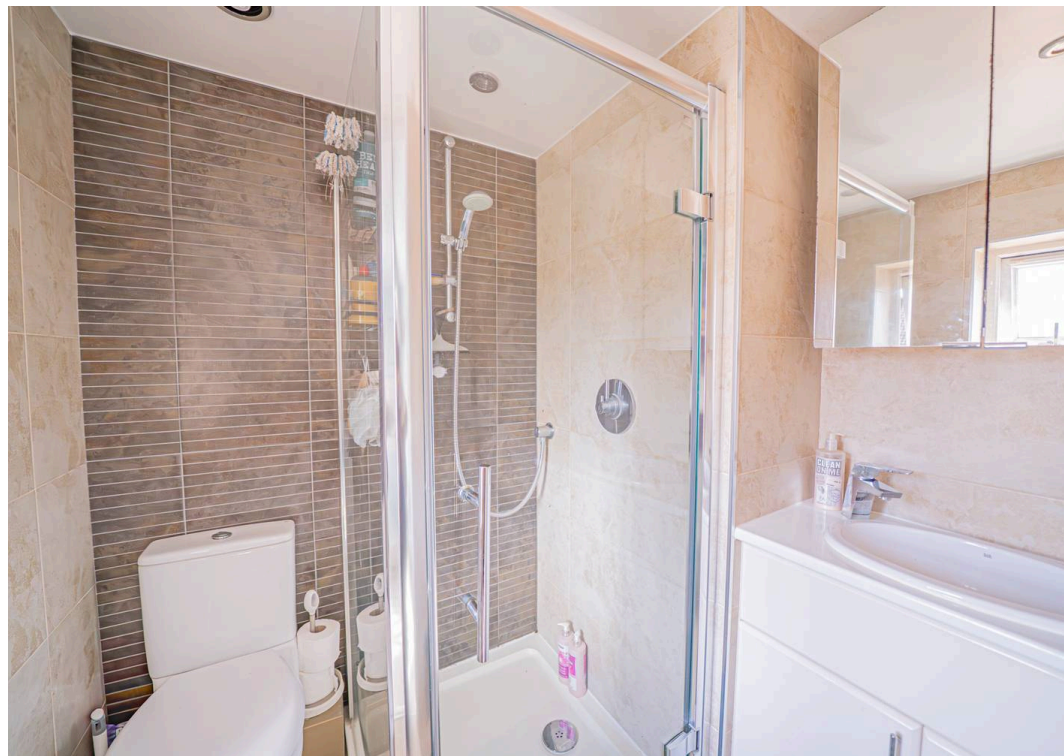
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

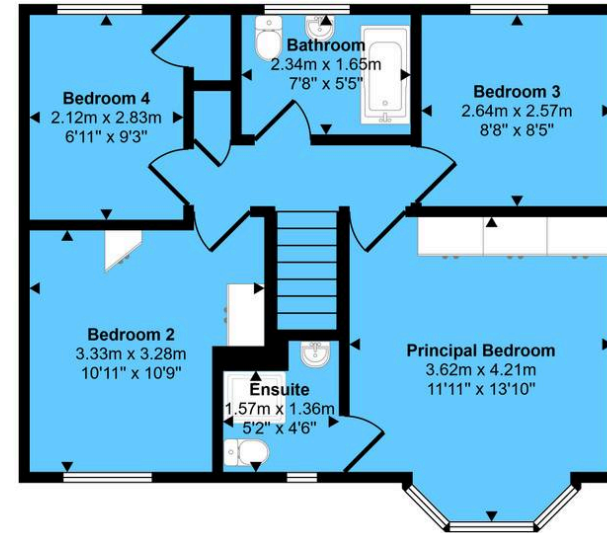
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
128 sq m / 1375 sq ft



Ground Floor
Approx 76 sq m / 817 sq ft



First Floor
Approx 52 sq m / 558 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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