



**4 Bedroom Detached House  
located on Beech Close, Hartshill,  
Warwickshire.**

**£425,000**

**UP Estates**



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TBC



160sq. m



## FULL DESCRIPTION

**\*\*TAKE THE 3D VIRTUAL TOUR\*\***High Specification**\*\*Deceptively Spacious\*\***Detached Family Home**\*\*** This immaculately presented four bedroom detached home in the popular Hartshill village is now available for purchase. Located in a quiet Close, this property briefly comprising; multi-car driveway, entrance hall, living room, spacious kitchen diner with cocktail bar area, the den/conservatory, utility room, workshop, WC & private rear garden to the ground floor. On the first floor there are four bedrooms, bedroom one benefitting from a large ensuite & finally the family bathroom. This property has a plethora of fantastic features and has been interiorly designed to a high specification throughout. Viewing is essential to appreciate the quality of this home.

## FRONT ASPECT

An attractive, detached family home with multi-car driveway, access to the entrance hall, side of the property & the workshop.

## ENTRANCE HALL

A welcoming entrance hall with oak flooring, doors leading to the living room, kitchen diner and stairs ascending to the first floor.

## LIVING ROOM

**11' 5" x 16' 0" (3.5m x 4.9m)**

With a double glazed bay window allowing plenty of natural light, oak flooring & gas central heated radiator.

## KITCHEN DINER

**26' 10" x 18' 8" (8.2m x 5.7m)**

A spacious kitchen diner with a range of wall and base mounted units, quartz worktops, solid oak island/breakfast bar, dining area, double glazed window, door to the rear aspect, central heated radiators, space for American style fridge freeze, integrated appliances including hot tap, induction hob, extractor, double oven and dishwasher. There is also a cocktail bar area, bespoke wooden wine racks and oak flooring throughout.

## THE DEN / CONSERVATORY

**10' 9" x 11' 9" (3.3m x 3.6m)**

A versatile, fully insulated room with a range of double glazed windows, central heated radiator, a light weight tiled roof, feature skylight and oak flooring.

## Offers Over £425,000

- **\*\*TAKE THE 3D VIRTUAL TOUR\*\***
- **Detached Four Bedroom Family Home**
- **Living Room, Kitchen Diner & Den/Conservatory**
- **High Specification Design & Modern Throughout**
- **Popular Hartshill Location**
- **Ensuite, Bathroom, Utility & WC**





#### UTILITY ROOM

**8' 2" x 9' 6" (2.5m x 2.9m)**

Allowing space for utilities, wall and base mounted units, tiled flooring and double glazed window.

#### WC

**3' 3" x 4' 7" (1m x 1.4m)**

Benefiting from a low level w/c, wash hand basin and central heated radiator. Also having tiled flooring.

#### WORKSHOP

**10' 9" x 15' 8" (3.3m x 4.8m)**

With electric roller shutter doors, power & lighting.

#### BEDROOM ONE

**14' 9" x 12' 1" (4.5m x 3.7m)**

A spacious bedroom with integrated wardrobe storage, two double glazed windows and gas central heated radiator.

#### ENSUITE

**11' 9" x 5' 2" (3.6m x 1.6m)**

A large ensuite shower room benefiting from a walk-in rainfall shower, low level W/C, designer double basin, wall mounted units, central heated towel rail, an opaque double glazed window and partially tiled.

#### BEDROOM TWO

**9' 10" x 11' 1" (3m x 3.4m)**

A double bedroom with integrated wardrobe storage, double glazed window and gas central heated radiator.





### **BEDROOM THREE**

**8' 6" x 9' 10" (2.6m x 3m)**

A double bedroom with integrated wardrobe storage, double glazed window and gas central heated radiator.

### **BEDROOM FOUR**

**8' 2" x 7' 10" (2.5m x 2.4m)**

A good sized single bedroom with integrated wardrobe storage, double glazed window and gas central heated radiator.

### **BATHROOM**

**8' 6" x 7' 2" (2.6m x 2.2m)**

A newly fitted Bathroom being partially tiled and having a panelled bath with waterfall shower over, low level W/C, wash basin with storage, heated towel rail and a double glazed opaque window.



### **REAR ASPECT**

A beautiful low maintenance, private south/east rear garden with outside living area. Initially granite patio followed by artificial lawn and fenced boundary. There is a pond and secure combination key side access.

### **DISCLAIMER**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



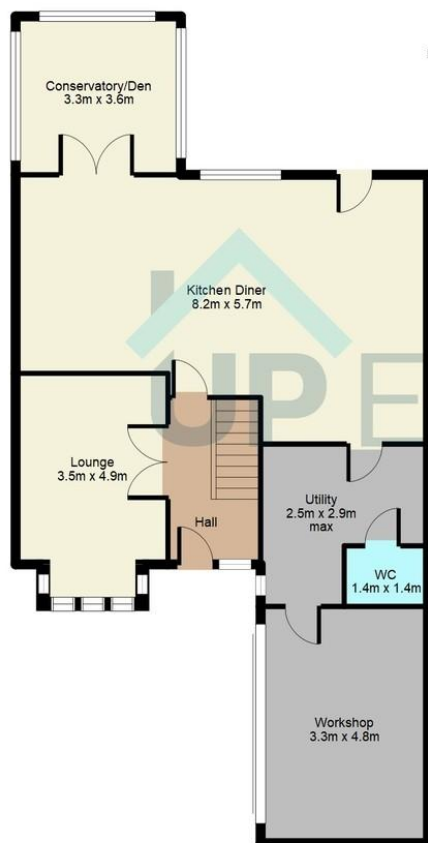




## Beech Close, Hartshill



## FLOORPLAN



APPROX GROSS INTERNAL FLOOR AREA: 160 sq. m / 1720 sq. ft  
For illustrative purposes only. Measurements are approximate and not to scale.  
(c) Up Estates



### CONTACT

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