

# Horton & Senate



10 Lindhurst Drive, Hockley Heath, Solihull, B94 6QD

£589,950

- Four Bedroom Detached
- Two Receptions Plus Downstairs Office
- Single Garage
- Private Corner Plot
- Potential To Extend STPP
- Family Bathroom, En Suite And Downstairs WC
- Tudor Grange Catchment
- Conservatory

# 10 Lindhurst Drive, Solihull B94 6QD

Welcome to Lindhurst Drive, Hockley Heath, Solihull - a charming property that offers the perfect blend of space and comfort. This delightful house boasts 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms, there is plenty of room for the whole family to spread out and make themselves at home.

Situated in a peaceful neighbourhood, this property features 1 bathroom, ensuring convenience for all residents. The parking area is a standout feature, accommodating up to 4 vehicles with ease, making it ideal for those with multiple cars or visitors.

If you're looking for a place to call home, this house on Lindhurst Drive is sure to impress. Don't miss out on the chance to make this property your own and enjoy the wonderful lifestyle it has to offer in beautiful Solihull.

4

2

3

C

Council Tax Band: E



## Description

### Entrance Porch

Double glazed door and window to front elevation.

### Down Stairs W.C

W.C and wash hand basin.

### Study 10' 1" into bay x 7' 1" ( 3.07m into bay x 2.16m )

Double glazed bay window to front elevation.

### Lounge 14' 8" into bay x 11' 9" ( 4.47m into bay x 3.58m )

Double glazed window to front elevation and electric fire place with surround.

### Dining Room 11' 7" x 8' 8" ( 3.53m x 2.64m )

Double glazed window and door to rear elevation.

### Kitchen 13' 11" x 8' 4" ( 4.24m x 2.54m )

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric cooker and hob, fridge freezer and washing machine.

### Utility Room 7' x 5' 11" ( 2.13m x 1.80m )

Doors leading to study and side passage.

### Conservatory 10' 1" x 10' 10" ( 3.07m x 3.30m )

Double glazed door out to garden and double glazed windows.

### Landing

Loft access and airing cupboard.

### Bedroom One 11' 9" max into wardrobe x 11' 10" ( 3.58m max into wardrobe x 3.61m )

Double glazed window to front elevation and built in wardrobes.

### En-Suite

Corner shower cubicle and wash hand basin.

### Bedroom Two 11' x 10' 6" ( 3.35m x 3.20m )

Double glazed window to front elevation.

### Bedroom Three 9' 7" x 7' 1" ( 2.92m x 2.16m )

Double glazed window to rear elevation.

### Bedroom Four 8' 7" x 8' 6" ( 2.62m x 2.59m )

Double glazed window to rear elevation.

### Bathroom

Bath with mixer taps and shower over, wash hand basin, W.C, tiling to splash prone areas and tiled flooring.

### Garage 23' 9" x 10' 6" ( 7.24m x 3.20m )

Double glazed window to rear elevation and up and over door.

### Front Garden

Tarmac driveway with off road parking and side access to rear.

### Rear Garden

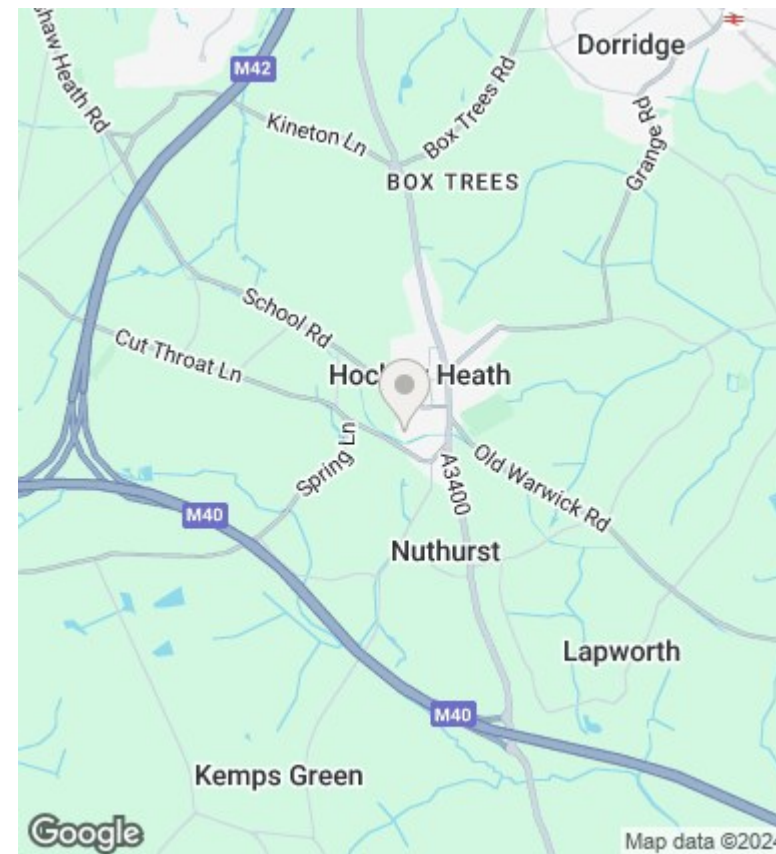
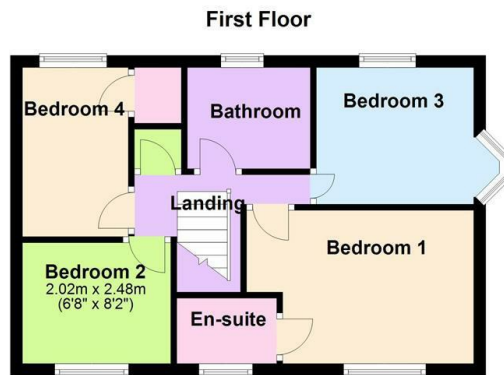
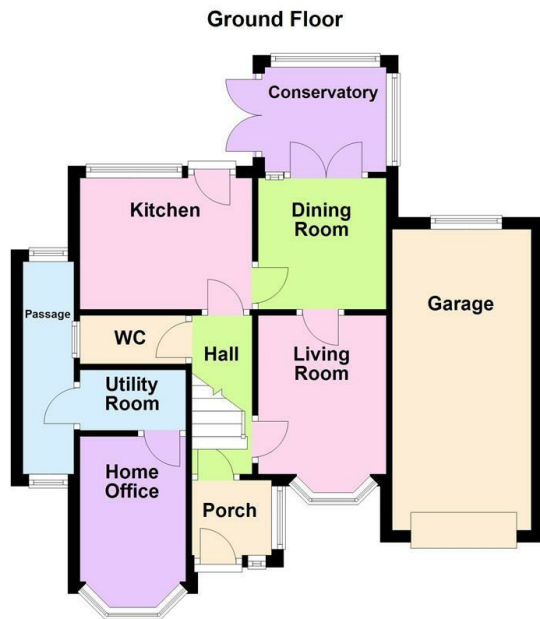
Paved patio area leading to laid lawn and fencing to all boundaries.

The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.







### Directions

### Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

### Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	