



smarthomes
PORTFOLIO COLLECTION



Spring Lane
Hockley Heath

**“A luxurious three bedroom bungalow,
designed for comfort and tranquility,
offering spacious living areas, modern
amenities, and an inviting atmosphere”**



Introducing this spacious three bedroom bungalow, ideally situated in the desirable village of Hockley Heath. Set on the peaceful Spring Lane, this property offers the tranquillity of rural life while being just moments from local amenities and transport links.

This exquisite newly refurbished home offers a perfect blend of contemporary design and comfort.

This detached bungalow features a thoughtfully designed layout that creates a modern feel both inside and out. It has been finished to the highest standard, enhancing and complementing the beautiful natural light that fills the home.

Situated in the highly sought-after semi-rural location of Hockley Heath in Solihull, this property enjoys close proximity to beautiful countryside walks. Local shops, restaurants, and public transport services are just a short walk away, everything you need is right on your doorstep!

With a strong focus on sustainability, this bungalow has been cleverly designed and extended to incorporate modern features and technologies. High-quality insulation and underfloor heating throughout help ensure low running costs and energy efficiency.

Spacious Living: Enjoy an open-plan living space that seamlessly connects the lounge, dining, and kitchen areas, perfect for entertaining and family gatherings.

High-End Finishes: Experience premium finishes throughout, including stylish flooring, elegant fixtures, and top-of-the-line appliances.

Three Generously Sized Bedrooms: Each bedroom is designed for comfort, featuring ample storage and natural light. The master bedroom includes an en-suite for added luxury.

Private Outdoor Space: Step outside to a beautifully landscaped garden, ideal for relaxing or hosting outdoor gatherings.



It's all about the details....

.....Attention to detail is paramount in every aspect of this impeccable contemporary bungalow. Extended and designed to the highest standards reflect a commitment to quality that sets this bungalow apart.

The property is set behind a resin driveway providing parking for four vehicles. This home has a rear landscaped garden with patio area off the lounge/kitchen/diner which accessed via large bi fold doors perfect for family gatherings and entertaining.

The contemporary feel of the bungalow is brimming with style with a solid front door and large windows to create light and air into the reception hall. Large openings from the lounge/dining room onto the landscaped rear garden.

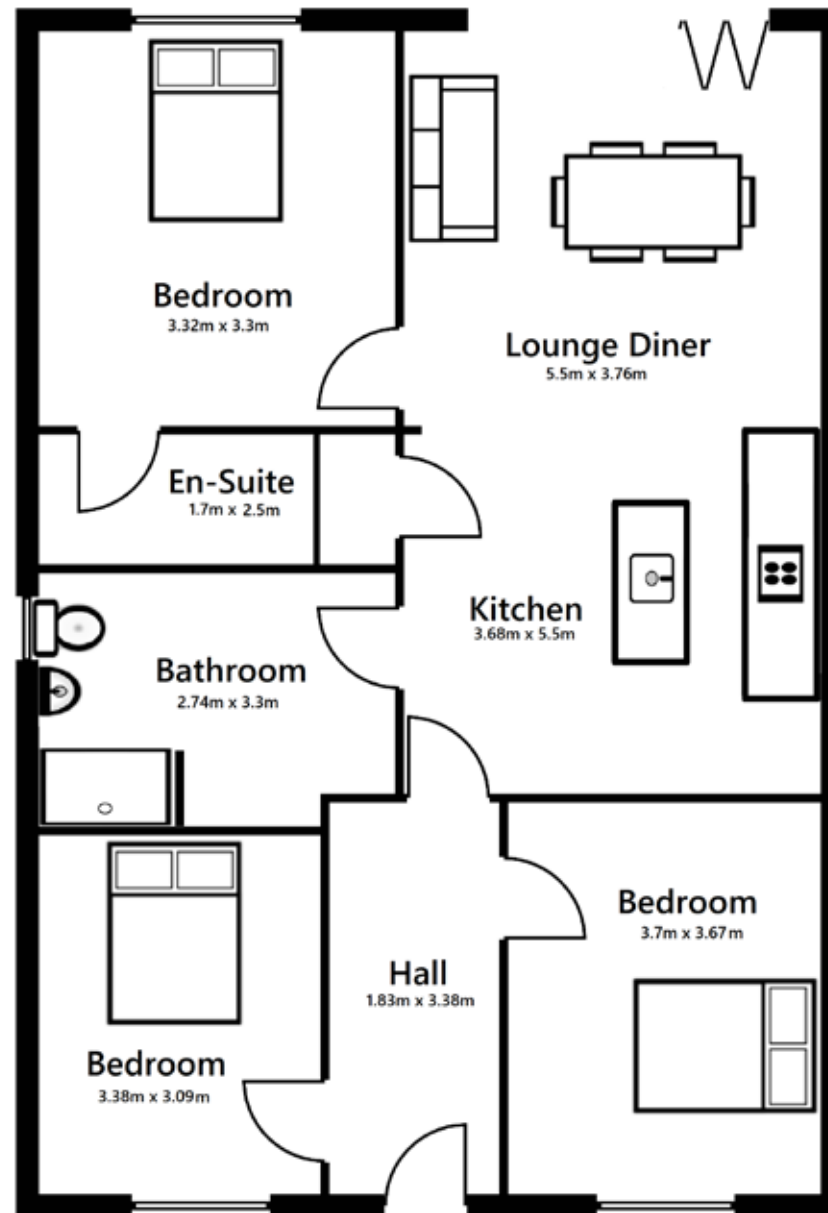
Inside, the bungalow offers approximately 1,200 square feet of bright and spacious living accommodation. The contemporary layout includes three generously sized bedrooms, each thoughtfully designed for comfort and featuring ample storage and plenty of natural light. The main bedroom benefits from a private ensuite, adding a touch of luxury. A welcoming reception hall, filled with light and stylishly finished, provides access to two of the double bedrooms and leads into the stunning open-plan kitchen, dining, and living area, the true heart of the home.

The stunning contemporary kitchen combines soft sage green cabinetry with playful blush pink scalloped tiles and elegant brass accents, creating a fresh yet refined aesthetic. A central island with solid wood worktops and matching breakfast bar seating anchors the space, while statement glass pendant lights add a touch of glamour. The kitchen is equipped with high-spec integrated appliances including a fridge-freezer, electric fan oven, gas hob, extractor, and dishwasher. Ample cupboard and drawer space ensure practicality without compromising style, all beautifully finished with sleek quartz countertops.

- > Open plan dining area off the kitchen providing a great area for entertaining.
- > A spacious open plan lounge area with a high ceiling with roof windows and large bi-fold doors.
- > Utility Room is off the kitchen and comes with plumbing for a washing machine and space for an additional tumble dryer.
- > The spacious peaceful master double bedroom and ensuite is situated off the lounge/diner.
- > The ensuite shower room comes with a walk in shower, wash basin and low flush WC and is fully tiled to wet areas.
- > Stunning family bathroom with high end sanitary ware being fully tiled in the wet areas with free standing bath, shower, WC and wash basin.
- > Flooring: Oak effect Herringbone LVT flooring throughout.

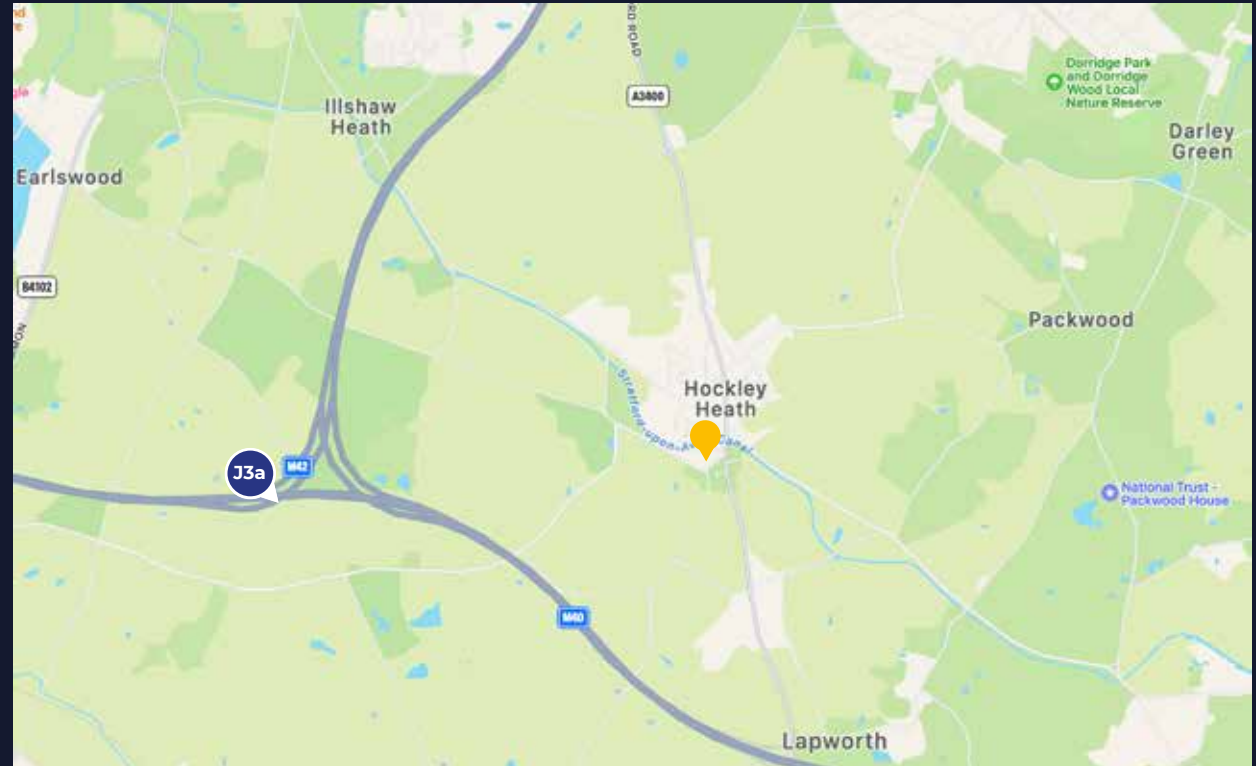






Location

Prime Location: Situated in Hockley Heath, you'll enjoy the tranquillity of village life while being conveniently close to Birmingham and major transport links.



General Information

Agents Note

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, smarthomes Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

Contact Us

3 Union Road, Shirley, Solihull
B90 3BT

Tel: 0121 744 4144 opt 3

portfolio@smart-homes.co.uk

www.smart-homes.co.uk

PROPERTY MISDESCRIPTIONS ACT:

Smarthomes have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.