



19 Park View, Hockley Heath

£479,950

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19 Park View, Hockley Heath

A fantastic opportunity to buy a spacious three double bedrooomed detached family home that requires some modernisation to appreciate its full potential. Situated in a desirable village of Solihull within Tudor Grange academy catchment and open view to rear. No upward chain.

Meadow Close is conveniently situated in the sought-after area of Hockley Heath, a desirable and affluent Solihull village, ideally located within the catchment area of Tudor Grange Primary Academy Hockley Heath. Situated on the edge of open countryside, yet still close to the larger village of Knowle and Solihull town centre. Hockley Heath is well placed to access both the M42 and M40 motorways, leading on to the M1, M6 and M5, as well as being less than 3 miles from Dorridge train station boasting access to Birmingham, the upcoming HS2 links and the Chiltern line providing commuter services to London Marylebone. Located within the village is a Miller and Carter steakhouse, pub, very popular 'Mills' butchers, Co-op, newsagents, bakers, plus a number of other amenities including a local park, village hall and social club..

The property stands back from the road behind a double width driveway, lawned foregarden, flower borders. Access is gained via a double glazed door leading to;

ENCLOSED PORCH

Double glazed windows to front and side and part glazed door to;

ENTRANCE HALL

Stairs to the first floor, radiator, useful cloaks cupboard with hanging pegs, rail and shelving.

SPACIOUS LIVING ROOM

Double glazed window to front, two radiators, Midea Xtreme Eco air conditioning/ heater unit and part glazed door and window to;





CONSERVATORY

Double glazed roof and windows to side and rear, radiator, double doors to the patio and tiled floor.

KITCHEN/ BREAKFAST ROOM

Fitted base, wall and drawer units, roll top worktops, tiled splashbacks, sink drainers unit, Hotpoint dishwasher and Gas cooker, Candy washing machine (all included in the sale). Double glazed window with a pleasant view over the rear garden, ample space for breakfast table, tiled floor, radiator, shelved pantry cupboard and double glazed door to;

COVERED SIDE ENTRY

Part glazed doors to front and rear, understairs storage cupboard and door to the garage.

FIRST FLOOR LANDING

Spacious landing area with a double glazed window to the side, shelving cupboard and loft hatch with pull down ladder to access boarded loft space.

BEDROOM ONE

Double glazed window to front, radiator, built in double wardrobe and Midea Xtreme Eco air conditioning/ heater unit.

BEDROOM TWO

Double glazed window with a pleasant view to rear, radiator and built in double wardrobe.





BEDROOM THREE

Double glazed window to front, radiator.

BATHROOM

Frosted double glazed window to rear, tiled walls, white suite of corner bath, wash basin, shower enclosure with Electric shower. Chromed heated towel rail, wall light and shaver point, airing cupboard with shelving and housing the hot water cylinder.

SEPARATE TOILET

Double glazed window to side and WC.

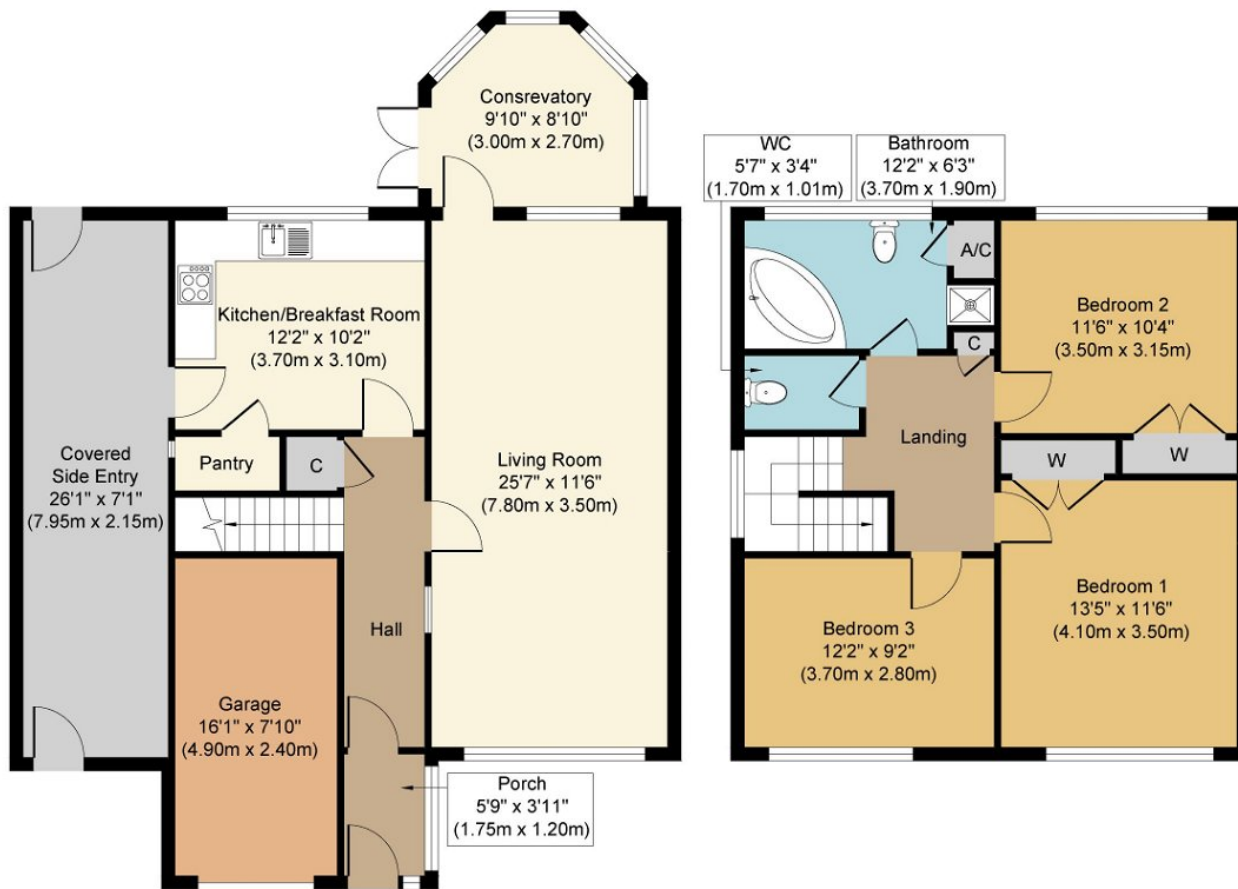
GARAGE

Up and over garage door, light and power points, wall mounted British Gas central heating boiler and door to covered side passage.

REAR GARDEN

Enjoying a private and open aspect to rear backing onto Green Belt fields. Paved patio, shaped lawn, sweeping path leading to the Greenhouse and garden shed, matured shrubs and evergreens and fencing to the boundary.





Ground Floor
 Approximate Floor Area
 965 sq. ft
 (89.65 sq. m)

First Floor
 Approximate Floor Area
 613 sq. ft
 (56.94 sq. m)

Approx. Gross Internal Floor Area 1,578 sq. ft. (146.59 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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