



28 Meadow Close,
Hockley Heath, Solihull, B94 6PG
Offers In The Region Of £395,000

Situated on Meadow Close, this deceptively spacious detached house provides scope for refurbishment throughout and has potential for extension to the side and rear, subject to the necessary planning permissions. In brief, the accommodation comprises; four bedrooms, two bathrooms (including en-suite wet room to the ground floor), generously-sized living/dining room, study/breakfast room, conservatory, and fitted kitchen. The property further benefits from ample driveway parking to the front and a private garden to the rear.

Hockley Heath offers a range of local amenities to include; shops, restaurants, pubs, post office and primary school. It is within easy access of the A3400 which, in turn, provides links to the M40 (J16) and M42 (J4) motorways. There are regular bus services (X20) which run to Henley-in-Arden, Solihull and Stratford-upon-Avon. The town of Solihull is only a little further afield and offers an excellent selection of schools to suit all age groups including public and private schools for both boys and girls. It is also home to the extensive 'Touchwood' shopping centre, 'Tudor Grange' leisure centre with swimming pool, park and athletics track, and commuter train services to Birmingham City Centre and London Marylebone.



This property is set back from the road behind a stoned driveway, which provides parking for several vehicles. To the side of the driveway, there is a lawned foregarden with a range of mature shrubs and hedging to both sides. The UPVC double glazed front door, with inset feature panel, opens into:

Entrance Porch

6'2" x 4'3" (1.90m x 1.30m)

With obscure UPVC double glazed panels and tiled flooring. Door into:

Hallway

13'9" x 5'10" (4.20m x 1.80m)

With staircase rising to the first floor and radiator. Door into:

Living/Dining Room

• Living Area

13'9" x 11'9" (4.20m x 3.60m)

With UPVC double glazed window to the front, chimney breast with inset log burner, and radiator.

• Dining Area

10'5" x 10'2" (3.20m x 3.10m)

With UPVC double glazed sliding patio doors leading to the rear garden and radiator.

Study/Breakfast Room

10'2" x 7'10" (3.10m x 2.40m)

With door leading to the kitchen, understairs cupboard, and radiator. Wide opening into:

Conservatory

12'5" x 8'6" (3.80m x 2.60m)

With UPVC double glazed windows to the side and rear, UPVC double glazed French doors leading to the rear, and radiator.

Kitchen

16'8" x 9'2" (5.10m x 2.80m)

With UPVC double glazed window to the rear, UPVC double glazed door, with matching side panel, leading to the side, fitted kitchen with a range of wall, drawer and base units (plus additional larder units and shelving) with roll edged work

surface over, inset stainless steel sink, inset 5-ring gas hob with extractor fan above, space for a fridge-freezer, space and plumbing for a dishwasher, space and plumbing for a washing machine, tiling to splashback areas, radiator, and tiled flooring.

Bedroom Four

15'1" x 7'6" (4.60m x 2.30m)

With UPVC double glazed window to the front and radiator. Door into:

En-Suite Wet Room

7'6" x 6'6" (2.30m x 2.00m)

With obscure UPVC double glazed window to the side, electric shower, low level WC, pedestal wash hand basin, tiling to splashback areas, extractor fan, and radiator.

First Floor Landing

With hatch giving access to the loft and obscure UPVC double glazed window to the side. Door into:

Airing Cupboard

Housing the "Worcester Bosch" combination boiler.

Bedroom One

11'5" x 11'1" (3.50m x 3.40m)

With UPVC double glazed window to the front and radiator.

Bedroom Two

11'5" (max) x 10'2" (to front of wardrobes) (3.50m (max) x 3.10m (to front of wardrobes))

With UPVC double glazed window to the rear, built-in wardrobe with mirrored doors, hanging rail and shelving, and radiator.

Bedroom Three

7'10" x 6'10" (2.40m x 2.10m)

With UPVC double glazed window to the front and radiator.

Family Bathroom

8'6" x 5'2" (2.60m x 1.60m)

With obscure UPVC double glazed windows to the side and rear, 3-piece suite comprising; panelled bath with mixer tap and shower attachment over, low level WC, pedestal wash hand basin, tiling to splashback areas, and radiator.

Rear Garden

Paved patio area leads to a low maintenance stoned garden, which is bound on all sides by timber fencing. There is also space for a garden shed. To each side, there is a timber gate giving pedestrian access to the front of the property.

Additional Information

Broadband:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1000 Mbps and highest available upload speed of 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Solihull Metropolitan Borough Council - Band E

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a combination boiler, which is located in the airing cupboard off the first floor landing.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

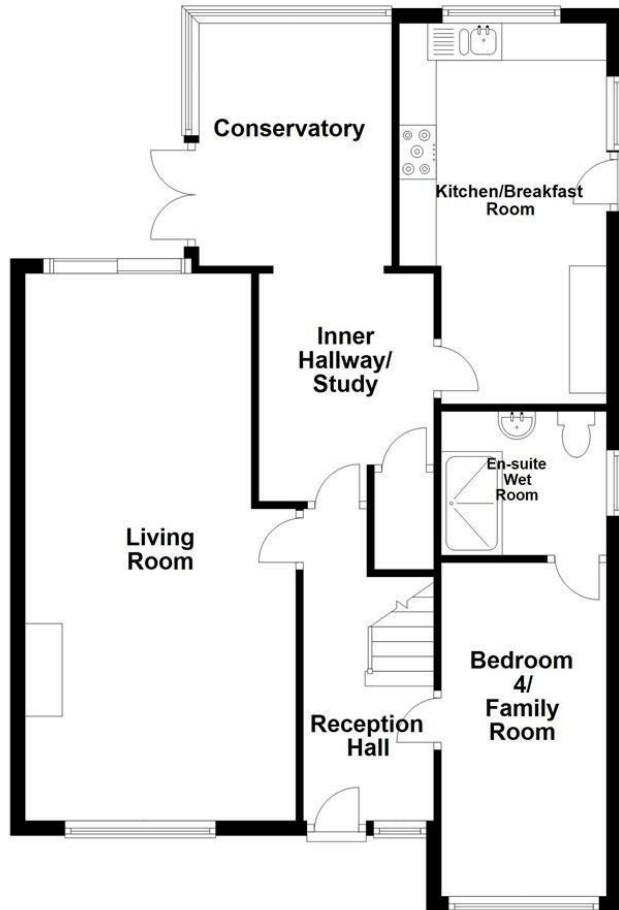
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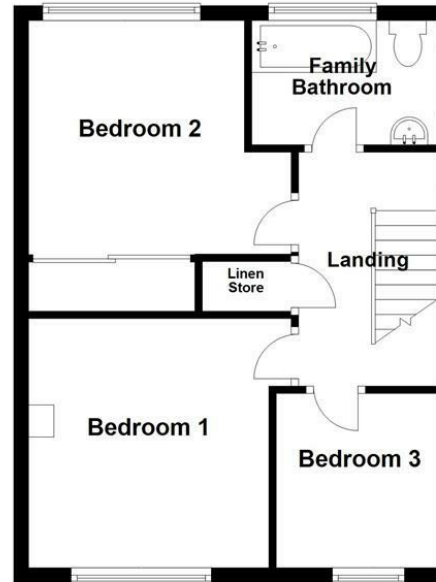
Ground Floor

Approx. 78.7 sq. metres (846.9 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



Total area: approx. 123.5 sq. metres (1329.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

