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Property Experts



Hockley Lane
Eastern green CV5 7FT

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* WELL APPOINTED O'FLANAGAN HOMES BUILT 4 BEDROOM DETACHED HOUSE * SMALL SELECT DEVELOPMENT * SUPERB FULL WIDTH BREAKFAST KITCHEN WITH BUILT IN APPLIANCES * 4 BEDROOMS PRINCIPAL WITH ENSUITE SHOWER ROOM * DIRECT ACCESS BRICK GARAGE & ADDITIONAL CAR PARKING * VIEWING HIGHLY RECOMMENDED

Situated on this small select modern development by O'Flanagan Homes in 2012 on the very desirable development at Poachers Retreat, Eastern Green, this family home must be viewed internally to appreciate the quality of finish and fittings. The property is a short walk between St Andrews Infant school and Eastern Green Junior school, other local schools, shops, the A45, Tile Hill train station and Birmingham airport.

This wonderful property comprises of a spacious hallway with cloakroom and double doors through to the lounge with feature fireplace. The main feature of the house is the beautiful kitchen/diner fitted with quality appliances including a dishwasher, a wine cooler, double ovens with gas hobs and a fridge/freezer and also a useful utility room with space for appliances and a W/C.

On the first floor you will find a luxury family bathroom and four bedrooms with two of the biggest bedrooms having built in wardrobes and the principal bedroom featuring an en-suite shower room. All bedrooms have Mitsubishi Air Source heat pumps providing independent cool/ warm air.

Outside you have a landscaped fully enclosed rear garden mainly laid to lawn with access to a single garage. The front of the property provides off road parking for additional vehicles through to a brick built garage.



selling quality
property since 1995









Dimensions

ENTRANCE HALL

CLOAKROOM

1.63 x 1.84

SPACIOUS LOUNGE

4.47 x 3.14

FULLY EQUIPED

BREAKFAST/

KITCHEN ROOM

8.29 x 3.23

UTILITY ROOM

LANDING

BEDROOM ONE

3.83 x 3.14

ENSUITE SHOWER

ROOM

2.11 x 1.76

BEDROOM TWO

3.97 x 2.86

BEDROOM THREE

3.24 x 2.01

BEDROOM FOUR

2.77 x 2.43

FAMILY BATHROOM

2.53 x 1.66

DIRECT ACCESS

BRICK BUILT GARAGE

5.77 x 2.77

DOUBLE CAR

PARKING BAY

FRONT & FULLY

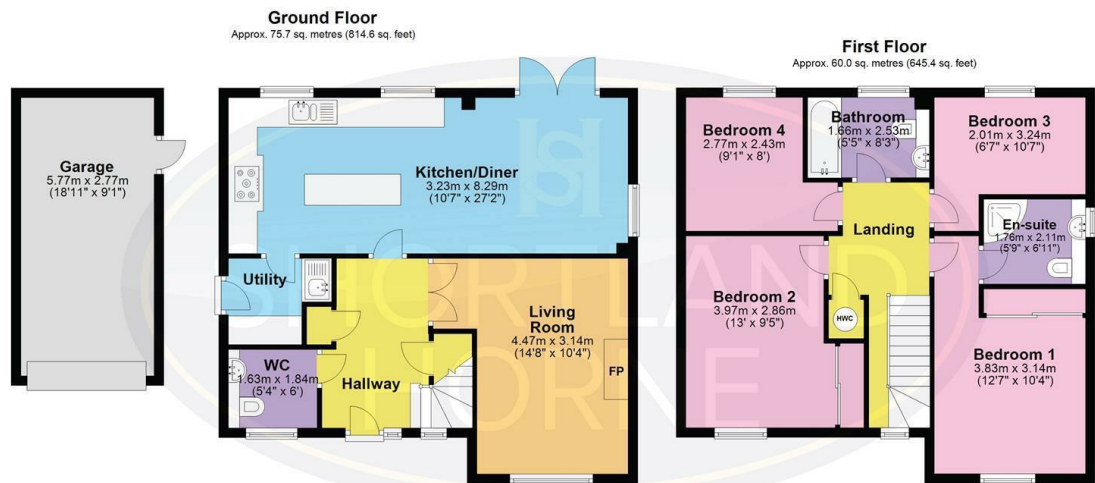
FENCED LAWN REAR

GARDEN

VIEWING HIGHLY

RECOMMENDED

Floor Plan



Total area: approx. 135.6 sq. metres (1460.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1460.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

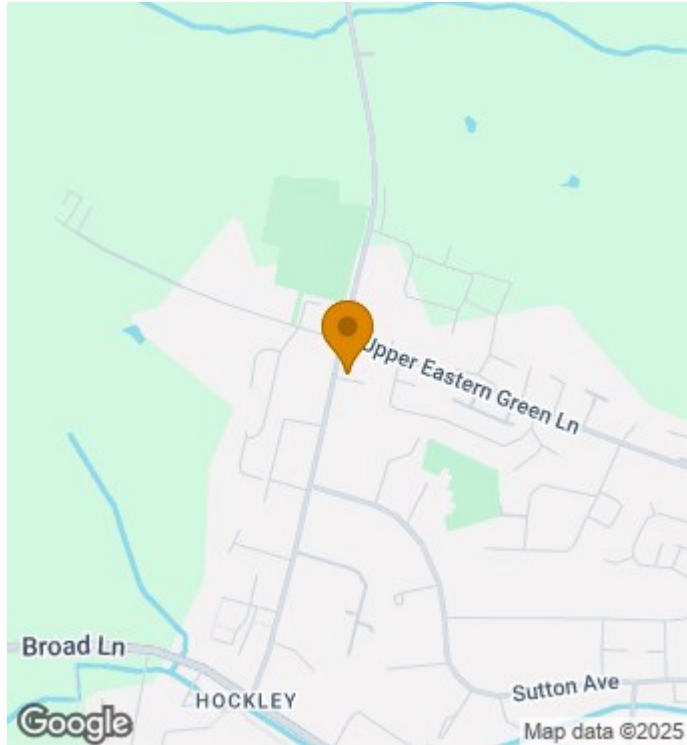
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

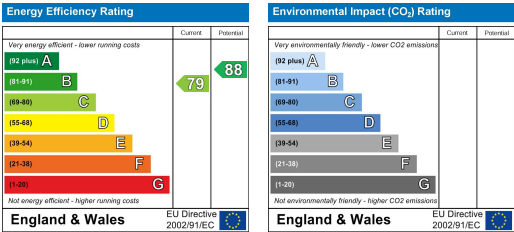
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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