

HUNTERS®

HERE TO GET *you* THERE



Spring Lane

Hockley Heath, Solihull, B94 6QX

Offers Over £825,000



Council Tax: F



9 Spring Lane

Hockley Heath, Solihull, B94 6QX

Offers Over £825,000



DESCRIPTION AND APPROACH

A rare opportunity to purchase a truly lovely example of a traditional, yet spacious character cottage, full of charm with quirky and original features including beams, whilst offering a practical family home which is generous in its proportions, including four double bedrooms. The property has a separate detached garage, a spacious driveway and a garden which wraps around the property. The front garden is accessed by a wrought iron gate opening onto the central gravel pathway which leads to an enclosed front porch.

Spring Lane not only has many country walks accessible on its doorstep, its proximity to Birmingham International Airport, rail networks and the major motorway links provide an ideal combination of connectivity and rural life.

ON THE GROUND FLOOR

ENCLOSED FRONT PORCH

The porch has two timber dual aspect double glazed windows, a herringbone parquet oak floor and a further door opening onto:

OPEN PLAN LOUNGE/DINING AREAS

26'1" x 24'10" (7.97m x 7.58m)

DINING AREA

A generous dining room with space for a reading corner, oak beams to ceiling, three Artisan cream UPVc casement windows and two radiators. There is inset shelving, for decorative display, oak herringbone parquet flooring, oak stairs to the first floor family accommodation and a door which opens onto:

LOUNGE AREA

Having four wall light points, herringbone parquet oak flooring, dual aspect double glazed Artisan cream UPVc casement windows. There is a wall mounted gas central heating radiator, a feature inglenook brick built fireplace with a log burner, working chimney and a quarry tiled hearth.

SNUG

13'8" x 8'7" (4.17m x 2.64m)

A cosy snug with beams and inset lights to the ceiling. There is a fire surround, mantle and hearth in oak and oak flooring, radiator and dual aspect double glazed Artisan cream UPVc casement windows .

KITCHEN

11'7" x 10'11" (3.54m x 3.35m)

The cottage kitchen has beams to ceiling, a range of bespoke wall and base units with granite work surfaces over, a Belfast sink and an unusual addition of a "wine wall". There is a Bosch double oven and grill, space for undercounter fridge and dishwasher, radiator and quarry tiled flooring. A bespoke cupboard houses the new Valliant gas central heating boiler with storage below and there is a stable style back door opening onto the rear garden.

INNER HALLWAY

There are wall light points, an under stairs storage cupboard, wall mounted consumer unit, a feature black leaded fire surround, mantle and grate (for decorative purposes only), radiator and double glazed Artisan cream UPVc casement window to the front aspect. A second staircase leads from the hall to a separate Guest bedroom and en-suite. Doors lead from the hall to an office, utility/pantry and cloakroom.

OFFICE

11'0" x 6'8" (3.37m x 2.05m)

The office has wall lighting, two dual aspect double glazed Artisan cream UPVc casement windows, radiator and a range of custom built fitted oak-topped office furniture with filing cabinets, drawers and shelving.

UTILITY/PANTRY

8'3" x 4'6" (2.52m x 1.39m)

A useful utility which has light and power, space for appliances including fridge freezer, washing machine and tumble dryer with a countertop over. There is a Belfast sink with a storage cupboard below and shelving to wall. Also, radiator and tiling to floor.

DOWNSTAIRS CLOAKROOM

Having wall light points, a radiator, a close coupled WC, a vanity unit with storage below and a guest wash hand basin above, double glazed Artisan cream UPVc opaque casement window to the rear aspect and tiling to floor.

FIRST FLOOR GUEST BEDROOM

11'3" x 10'11" (3.43m x 3.34m)

There is a landing space giving access to the Bedroom which has a vaulted ceiling with character oak beams, dual aspect Artisan cream UPVc casement windows, radiator, wall mounted light points, oak flooring and door opening onto:

EN SUITE BATHROOM

8'3" x 7'5" (2.53m x 2.27m)

A white three piece bathroom suite incorporating a deep bath with central mixer tap and wall mounted hand held shower head, low level WC and pedestal wash hand basin. There are dual aspect double glazed Artisan cream UPVc casement windows, a wall mounted heated towel rail and tiling to floor.

FIRST FLOOR LANDING

From the dining room the stairs lead to a first floor landing having oak flooring, double glazed Artisan cream UPVc casement window, radiator, wall mounted light points, oak flooring and door opening to:

BEDROOM ONE

14'0" x 14'0" (4.28m x 4.27m)

Having ceiling light point, dual aspect double glazed Artisan cream UPVc casement windows, radiator, fitted cupboards offering hanging and shelving space for garment storage. Also, oak flooring. There is a small insulated loft.

BEDROOM TWO (rear)

12'2" x 7'5" (3.71m x 2.27m)

Having two wall light points, radiator, Artisan cream UPVc casement window to the rear aspect, bespoke fitted cupboards with hanging space for garment storage and oakwood flooring.

BEDROOM THREE & DRESSING AREA

17'6" x 11'6" (5.34m x 3.53m)

The bedroom opens onto a Dressing Area which has inset lights to ceiling, radiator, double glazed window to the rear aspect, oak wood flooring and leads into the main bedroom. The bedroom has inset lights to ceiling, double glazed window to the rear aspect and oak wood flooring.

Tel: 01564 770707

FAMILY BATHROOM

8'9" x 5'8" (2.69m x 1.74m)

A four piece bathroom suite in white comprising of a deep bath with a central mixer tap over, also a hand held shower head. Also, a separate enclosed shower cubicle with drench shower head, a close coupled WC and a wash hand basin set into a granite worksurface. There is a double glazed opaque window .

OUTSIDE

WRAP AROUND GARDENS

The mature gardens are delightful, with lawns to both front and rear, with gravel pathways and formal patio areas to catch the sun at all times of the day. Wrought iron gates give access to both the garage, driveway and to a small seating area to the side of the property. A mature rear garden offers a paved patio with lighting, a timber pergola, borders with mature planting including pear, apple and plum trees, a shaped flower bed with mature shrubs and planting with a stepping stone path. A brick well adds further interest to the garden; there is a courtesy door to the garage and a wrought iron gate to the drive and garage.

SEPARATE DETACHED GARAGE

The brick built garage has an remote up-and-over door, there are two dual aspect windows, light and power, and wall-mounted bicycle fixings. The loft has light and is boarded for storage. There is a courtesy door to the rear garden.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification

of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

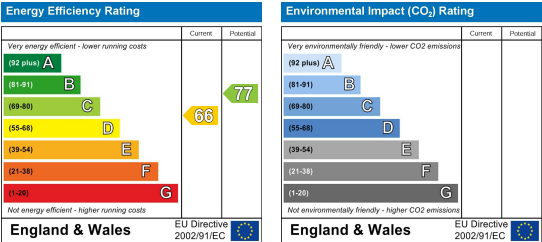
Total floor area 190.5 m² (2,050 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Powered by www.focalagent.com

Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.