

Cottons

CHARTERED SURVEYORS

4 Shelfield Close, Hockley Heath,
Solihull, B94 6NG

Offers in the Region Of
£299,000



- Freehold First Floor Coach House
Maisonette in Highly Desirable Location
- Two Bedrooms (Master with En-Suite
Shower Room)
- Modern Kitchen
- EPC Rating: C
- Duel Aspect Living Room
- Integrated Garage

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A rare opportunity to purchase a FREEHOLD first floor Coach House maisonette with INTEGRAL GARAGE within a HIGHLY DESIRABLE LOCATION in the village of Hockley Heath. Viewings VITAL to appreciate quality of accommodation and location on offer.

Benefiting from uPVC double glazing, combi gas central heating and NO SERVICE CHARGES PAYABLE, the property comprises; hallway with direct internal access to integral garage and leading to first floor landing, dual aspect living dining room, modern kitchen with integrated appliances, two double bedrooms (master with en-suite shower room), bathroom and two allocated parking space.

Property Tenure
Freehold

Council Tax Band
C

EPC
C

Location
The property is located within a cul-de-sac position on Shelfield Close, off Stratford Road (A3400) in the highly desirable village of Hockley Heath, within the Borough of Solihull.

Conveniently located;
-Circa. 1.5 miles from Junction 16 of M40
-Circa. 2 miles from Dorridge Village Centre.
-Circa. 2.2 miles from Junction 4 of M42.
-Circa. 4.8 miles from Solihull Town Centre.
-Circa. 11.3 miles from Birmingham City Centre.

Description
A first floor maisonette coach house apartment built circa. 2006 with external brick skin and a pitched tile roof.

The property benefits from being fully detached from any other residential property and full freehold ownership of the detached building. The property benefits from UPVC double glazing, combi gas central heating and having been further improved by the current occupier since the property was built.

Accommodation
Please refer to floor plan for room measurements.

Ground Floor
Entrance hallway, integral garage.

First Floor
Stairs and landing, dual aspect living dining room, modern kitchen with integrated appliances, bedroom one (double) with en-suite shower room with W.C., bedroom two (double), bathroom with W.C.

Outside
Two allocated parking spaces.

Garages
The owner has full ownership of one of the garages.

The four other garages are owned by other parties who have long leasehold interests of 999 years from 1st January 1999 (circa. 974 years unexpired) with a peppercorn ground rent.

As the freeholder of the block, the flat owner is entitled to request contribution from the garage owners towards building insurance and for maintenance of the external building.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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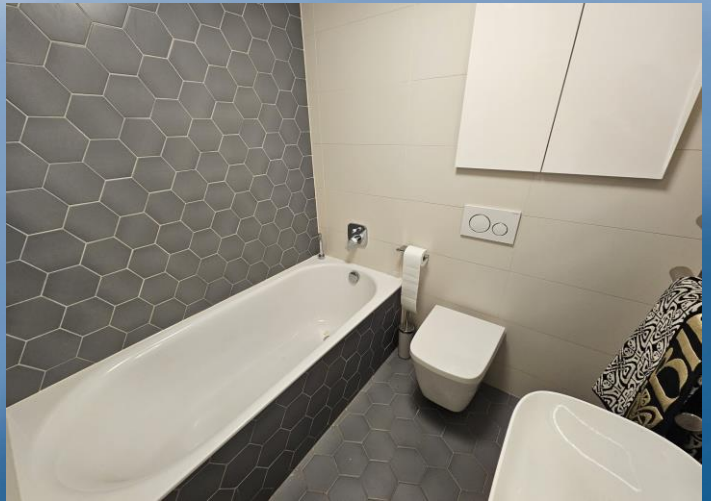
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4 Sheffield Close

Approximate Gross Internal Area = 86.9 sq m / 935 sq ft

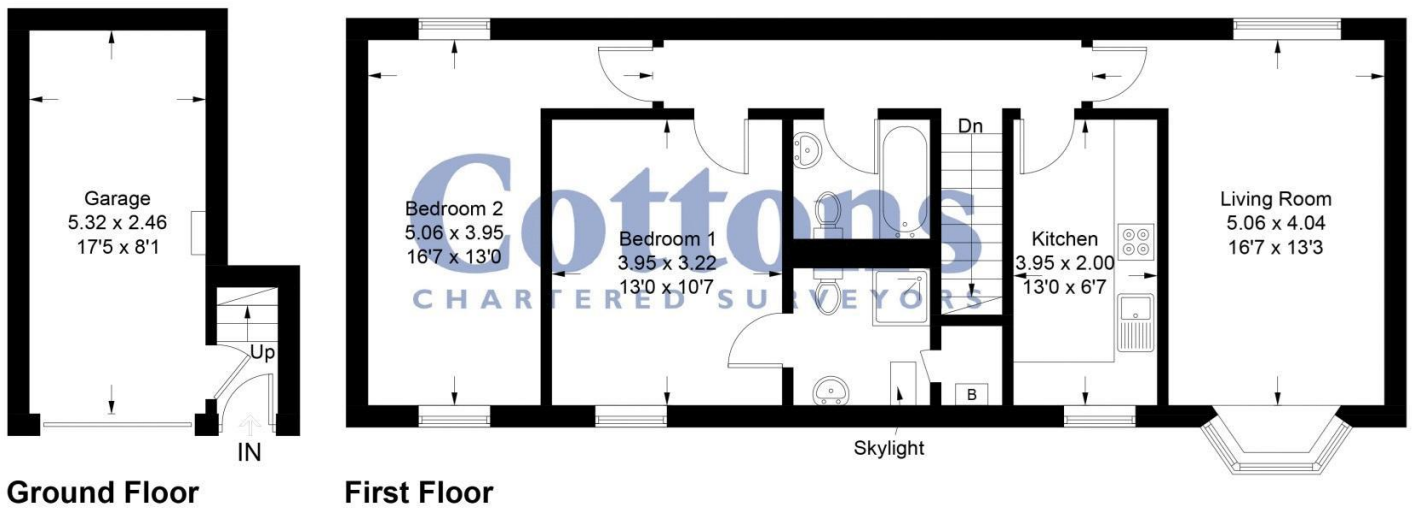


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This plan is for illustration purposes only and may not be to scale or representative of the property.