



Lindhurst Drive  
Hockley Heath Solihull





### Property Description

Private detached family home with garage set in a village location in the Tudor Grange catchment area. The property offers four bedrooms with ensuite to master and further family bathroom. It is set in mature gardens and hidden away at in the corner of Lindhurst Drive. Viewing is essential to appreciate all this family home has to offer.

### Entrance Porch

Double glazed door and window to front elevation.

### Down Stairs W.C

W.C and wash hand basin.

### Study

10' 1" into bay x 7' 1" ( 3.07m into bay x 2.16m )  
Double glazed bay window to front elevation.

### Lounge

14' 8" into bay x 11' 9" ( 4.47m into bay x 3.58m )  
Double glazed window to front elevation and electric fire place with surround.

### Dining Room

11' 7" x 8' 8" ( 3.53m x 2.64m )  
Double glazed window and door to rear elevation.

### Kitchen

.13' 11" x 8' 4" ( 4.24m x 2.54m )  
Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric cooker and hob, fridge freezer and washing machine.

### Utility Room

7' x 5' 11" ( 2.13m x 1.80m )  
Doors leading to study and side passage.

## Landing

Loft access and airing cupboard.

## Bedroom One

11' 9" max into wardrobe x 11' 10" ( 3.58m max into wardrobe x 3.61m )

Double glazed window to front elevation and built in wardrobes.

## En-Suite

Corner shower cubicle and wash hand basin.

## Bedroom Two

11' x 10' 6" ( 3.35m x 3.20m )

Double glazed window to front elevation.

## Bedroom Three

9' 7" x 7' 1" ( 2.92m x 2.16m )

Double glazed window to rear elevation.

## Bedroom Four

8' 7" x 8' 6" ( 2.62m x 2.59m )

Double glazed window to rear elevation.

## Bathroom

Bath with mixer taps and shower over, wash hand basin, W.C, tiling to splash prone areas and tiled flooring.

## Garage

23' 9" x 10' 6" ( 7.24m x 3.20m )

Double glazed window to rear elevation and up and over door.

## Front Garden

Tarmac driveway with off road parking and side access to rear.

## Rear Garden

Paved patio area leading to laid lawn and fencing to all boundaries.









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