



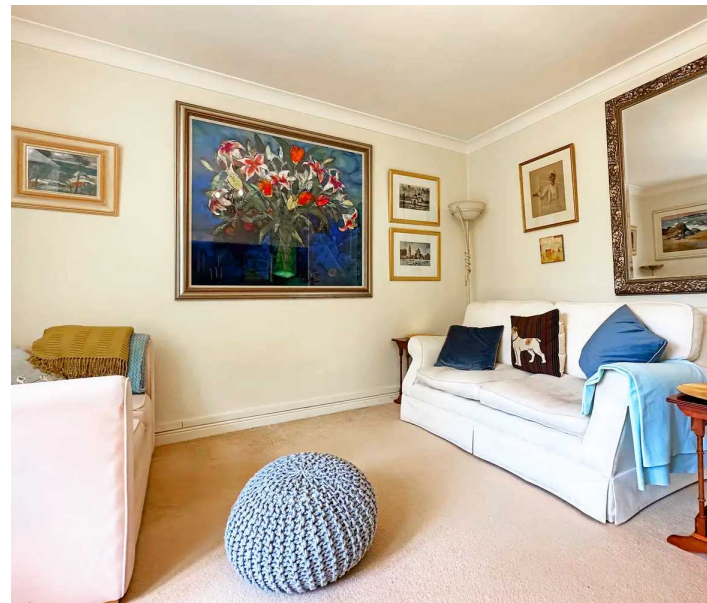
## Portmanteau Mews, Hockley Heath

Guide Price £365,000



### Property Overview

A well presented three bedroom mid terrace property located within in a quiet cul-de-sac of Hockley Heath and situated within easy walking distance to the local primary school and all local amenities. The property is set behind a block paved frontage providing parking and is accessed via a useful porch leading to the entrance hallway with downstairs guest cloakroom. The ground floor accommodation consists of a breakfast kitchen to the front elevation and an open plan living room with stunning brick inglenook fireplace and French doors opening to the private south west facing rear garden with mature shrubs. The first floor is made up of three bedrooms and a family bathroom. Outside the property enjoys a beautiful rear garden which is mainly paved having mature shrubs and gate providing access to the front on the development. The property also benefits from a separate garage to the front. To view this excellent property call Xact Homes on 01564 777284.





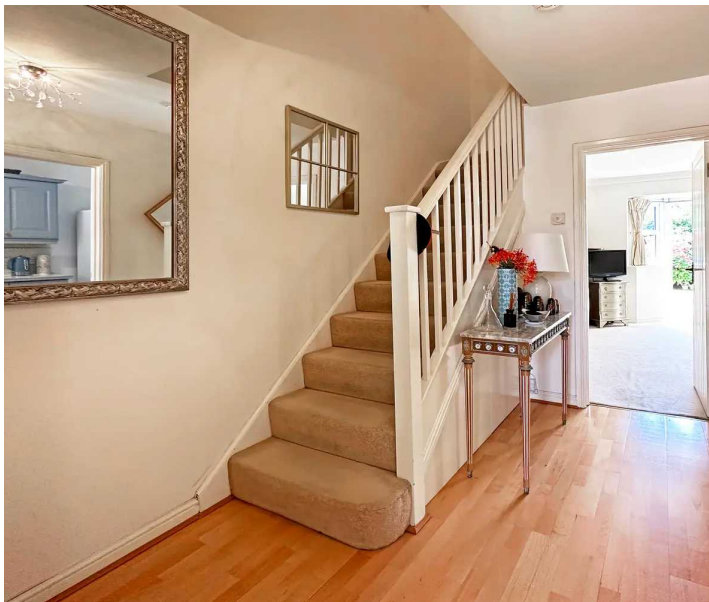
### Property Location

Hockley Heath is a popular village surrounded by open greenbelt countryside and well served by local stores, amenities, excellent schools and park providing recreational facilities. The village is well placed for both the M40 and M42 which lead to the Midlands motorway network and centres of commerce and culture. Dorridge and Lapworth are both neighbouring villages whilst Solihull town centre is within some six miles and provides further and more comprehensive facilities and falls within the Tudor Grange School catchment area.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Mid Terrace
- Well Presented
- Potential For Loft Conversion (STPP)
- No Upward Chain
- Lounge/Dining Room
- Kitchen
- Courtyard Development With CCTV
- South West Facing Rear Garden
- Parking & Single Garage





**PORCH**

**HALLWAY**

**LOUNGE/DINING ROOM**

12' 10" x 12' 1" (3.92m x 3.68m)

**KITCHEN**

12' 3" x 7' 10" (3.74m x 2.39m)

**GUEST WC**

**FIRST FLOOR**

**BEDROOM ONE**

12' 3" x 8' 7" (3.74m x 2.61m)

**BEDROOM TWO**

12' 2" x 8' 10" (3.7m x 2.68m)

**BEDROOM THREE**

8' 8" x 6' 2" (2.65m x 1.87m)

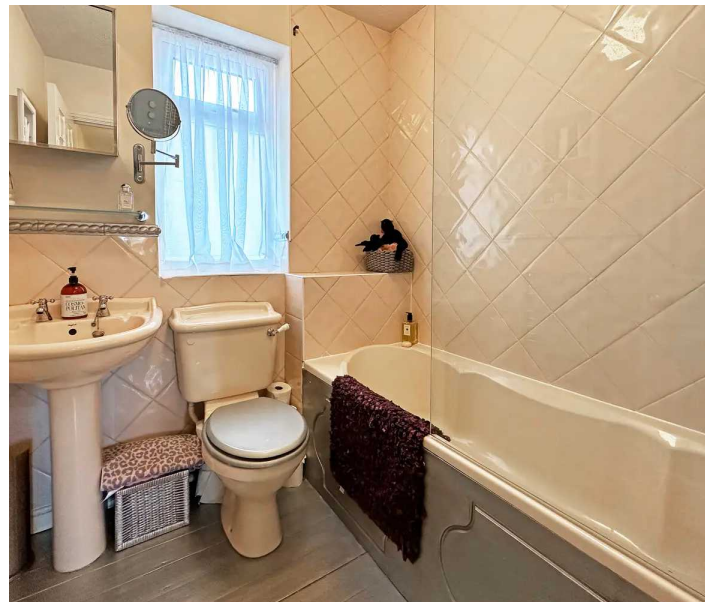
**BATHROOM**

6' 3" x 6' 2" (1.9m x 1.87m)

**OUTSIDE THE PROPERTY**

**GARAGE**

**SOUTH WEST FACING GARDEN**



**ITEMS INCLUDED IN THE SALE**

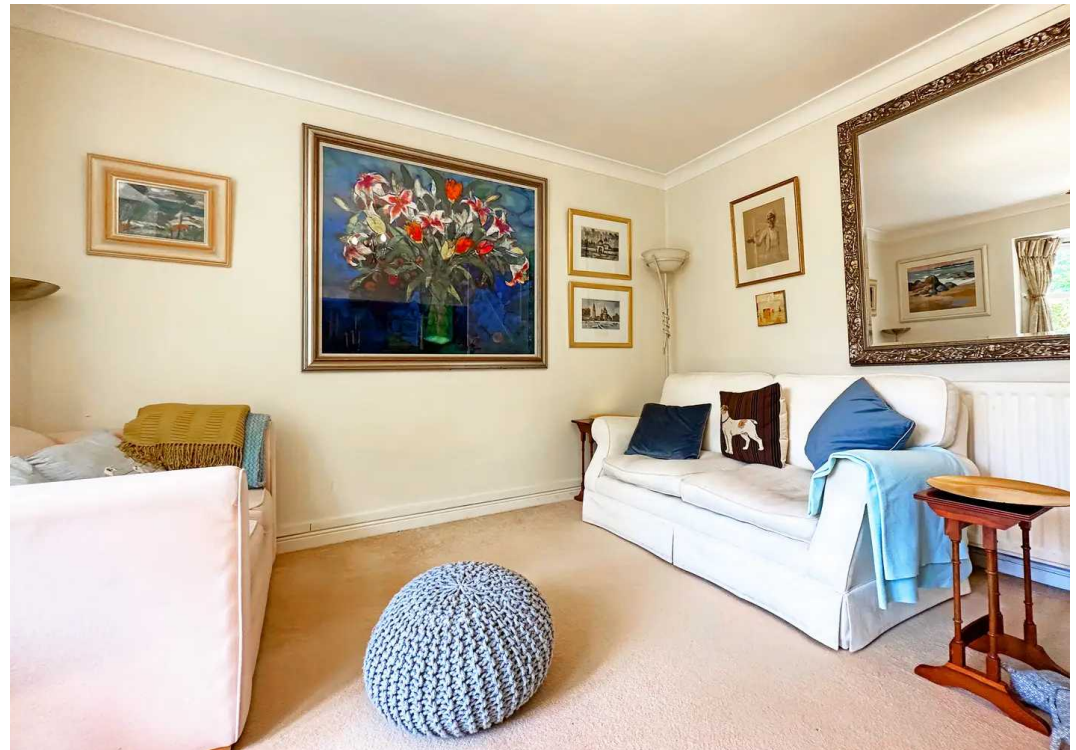
Neff oven and hob, extractor, Bosch dishwasher, CCTV, fitted wardrobes in bedroom one, some curtains and light fittings and all carpets and blinds.

**ADDITIONAL INFORMATION**

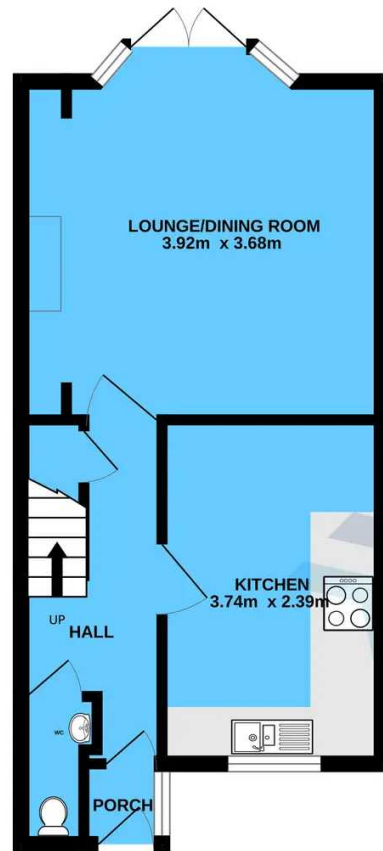
Mains gas, electricity and sewers with water on a meter, Broadband - Talk Talk. Boarded loft with ladder and lighting

**MONEY LAUNDERING REGULATIONS**

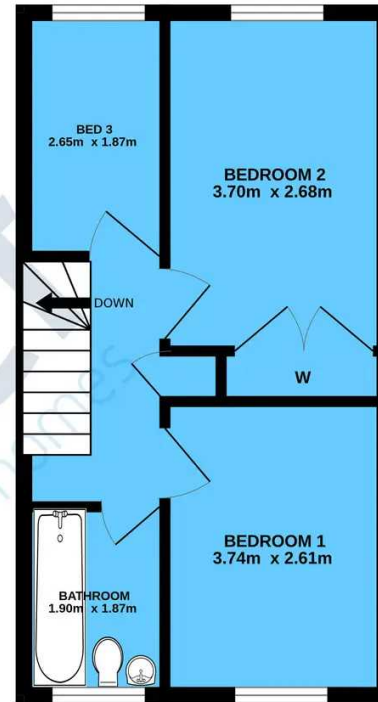
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Xact Homes

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