



Spring Lane, Hockley Heath

Guide Price £750,000

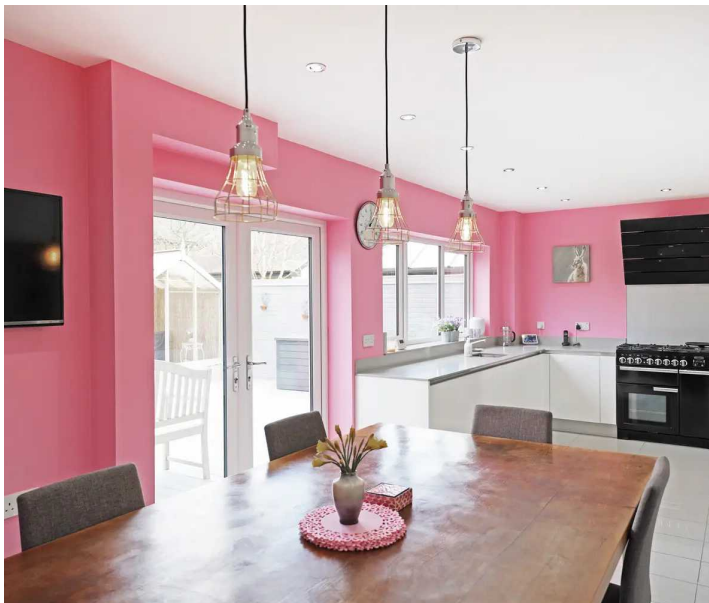




PROPERTY OVERVIEW

Nestled in a picturesque setting, this beautifully presented four double bedroom detached property offers a harmonious blend of luxurious living and serene surroundings. Boasting open countryside views to the front and canal side views to the rear, the property provides a tranquil escape from the hustle and bustle of every-day life.

Approaching the residence, you are greeted by a large tarmac driveway that effortlessly accommodates multiple vehicles, providing ample parking for residents and guests alike. The property has been meticulously remodelled, featuring a large entrance porch and entrance hallway that sets an inviting tone from the moment you step inside. The hallway also provides convenient access into the integral garage.





Enhanced with new UPVC double glazing, cavity wall insulation and recently re-roofed, the home exudes warmth and efficiency. The heart of the home lies in the large open plan kitchen/diner, where a modern kitchen with quartz work surface offers a stylish space for culinary creations. Adjacent, a useful utility room provides convenient access to the rear garden, seamlessly connecting indoor and outdoor living spaces.

The living room, situated to the front elevation, invites relaxation with a welcoming ambience and views to open fields. Ascending to the first floor, four generously proportioned double bedrooms await, each offering comfort and tranquility. The principal bedroom is a luxurious retreat, featuring full-width fitted wardrobes and a lavish ensuite bathroom for added convenience.



Completing the upper level, are three further double bedrooms and a large luxury family bathroom catering to the needs of the household. Stepping outside, the magnificent rear garden is a true masterpiece, beautifully landscaped to create a serene oasis. A summer house, large storage shed, and full-width decked seating area provide the perfect setting for outdoor relaxation and al fresco entertaining.



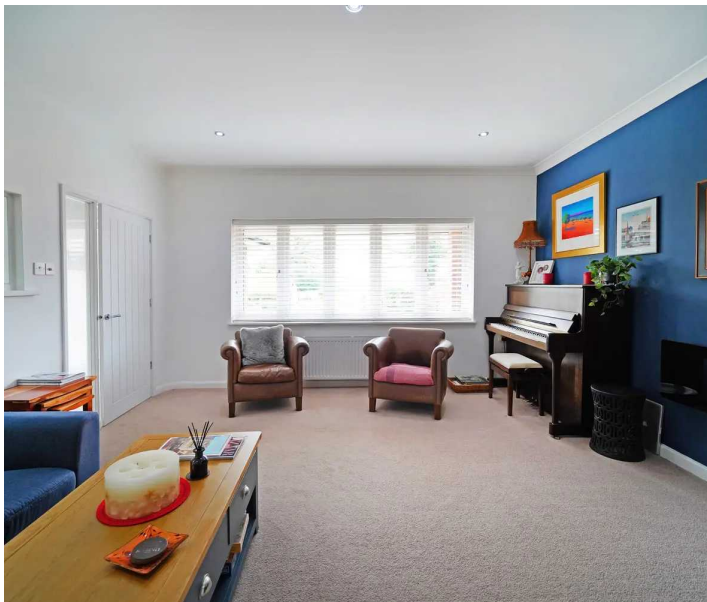
In summary, this property presents a rare opportunity to own a meticulously maintained home in a sought-after location. With its exquisite design, premium finishes, and idyllic surroundings, this residence is a testament to luxurious countryside living at its finest.

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: F

Tenure: Freehold





- Beautifully Presented Four Double Bedroom Detached
- Set Behind Large Tarmac Driveway Providing Ample Parking
- Internally Remodelled To Provide Large Entrance Hallway
- New UPVC Double Glazing And Cavity Wall Insulation
- Large Open Plan Kitchen / Diner With Modern Kitchen And Quartz Work Surface
- Living Room To Front Elevation
- Four Double Bedrooms Too First Floor With Two Luxury Bathrooms
- Principal Bedroom With Full Width Fitted Wardrobes And Luxury Ensuite
- Large Luxury Family Bathroom
- Magnificent Rear Garden Beautifully Landscaped With Summer House, Large Storage Shed And Full Width Decked Seating Area

ENTRANCE PORCH

ENTRANCE HALLWAY

WC

9' 2" x 3' 3" (2.80m x 1.00m)

KITCHEN / DINER

24' 9" x 11' 6" (7.55m x 3.50m)

UTILITY ROOM

11' 6" x 5' 11" (3.50m x 1.80m)

LIVING ROOM

16' 1" x 14' 7" (4.90m x 4.45m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 4" x 11' 8" (4.68m x 3.55m)

ENSUITE

11' 8" x 8' 10" (3.55m x 2.68m)



**BEDROOM TWO**

16' 0" x 12' 1" (4.88m x 3.68m)

BEDROOM THREE

12' 8" x 8' 2" (3.85m x 2.50m)

BEDROOM FOUR

9' 6" x 9' 6" (2.90m x 2.90m)

BATHROOM

11' 8" x 7' 5" (3.55m x 2.25m)

TOTAL SQUARE FOOTAGE

Total floor area: 165.5 sq.m. = 1781 sq.ft. approx.

OUTSIDE THE PROPERTY**GARAGE**

17' 1" x 9' 2" (5.20m x 2.80m)

REAR GARDEN**A SUMMER HOUSE****LARGE STORAGE SHED****ITEMS INCLUDED IN SALE**

Rangemaster free standing cooker, AEG extractor, fridge freezer, Bosch dishwasher, Hoover washing machine, Hoover tumble dryer, all carpets, all blinds, fitted wardrobes in three bedrooms, a garden shed, a greenhouse and an electric garage door.

ADDITIONAL INFORMATION

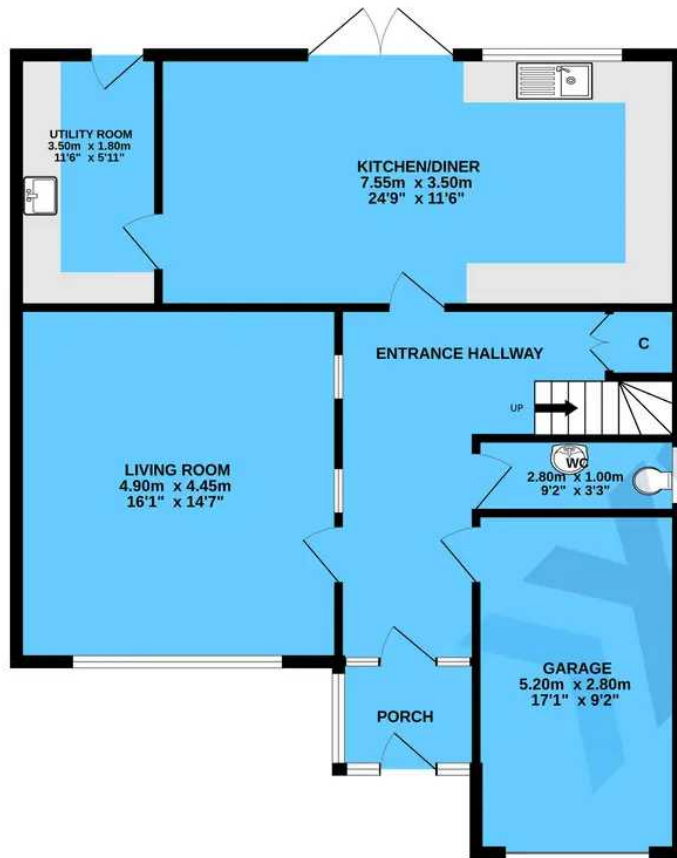
Services - mains gas, electricity and mains sewers.
Broadband - TalkTalk. Loft space - which is partially boarded.

MONEY LAUNDERING REGULATIONS

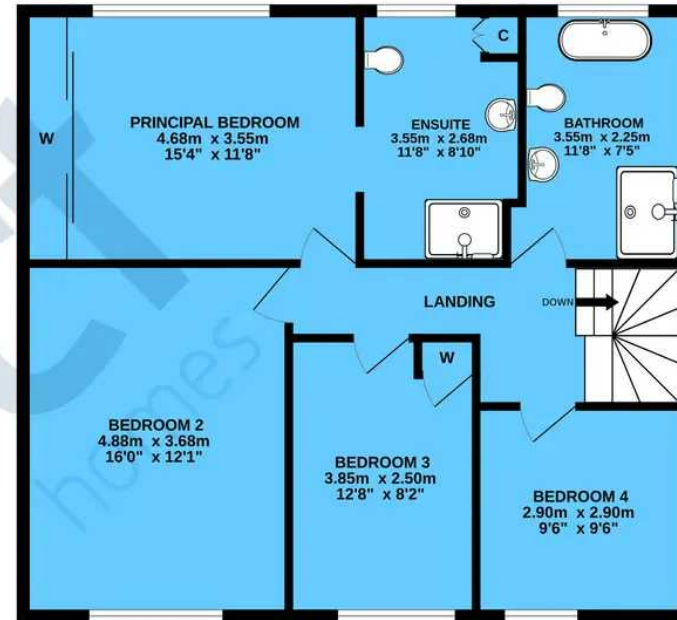
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 165.5 sq.m. (1781 sq.ft.) approx.

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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