



Stratford Road, Hockley Heath

Guide Price £375,000





PROPERTY OVERVIEW

Nestled in a desirable location, this modernised three-bedroom semi-detached property presents an exceptional opportunity for those seeking a stylish and contemporary living space. Proudly boasting a plethora of modern features. Upon entering the property off the main hallway, one is greeted by the newly fitted kitchen at the front, complete with a range cooker that is sure to delight any aspiring chefs. The versatile study room or playroom situated at the front of the property offers a flexible space that can easily adapt to suit the evolving needs of its occupants. The focal point of the home is the large lounge, where bifold doors flood the room with natural light while providing seamless access to the outdoor space. An impressive feature fireplace adds a touch of elegance and warmth to the room, creating a welcoming ambience that is perfect for both relaxing evenings in or entertaining guests. Upstairs the property is comprised of three good size double bedrooms all serviced by the well-appointed modern family bathroom is a sanctuary of tranquillity, featuring a shower over the bath for convenience and style. Each of the three bedrooms is generously sized and thoughtfully designed to provide comfort and privacy for all residents.





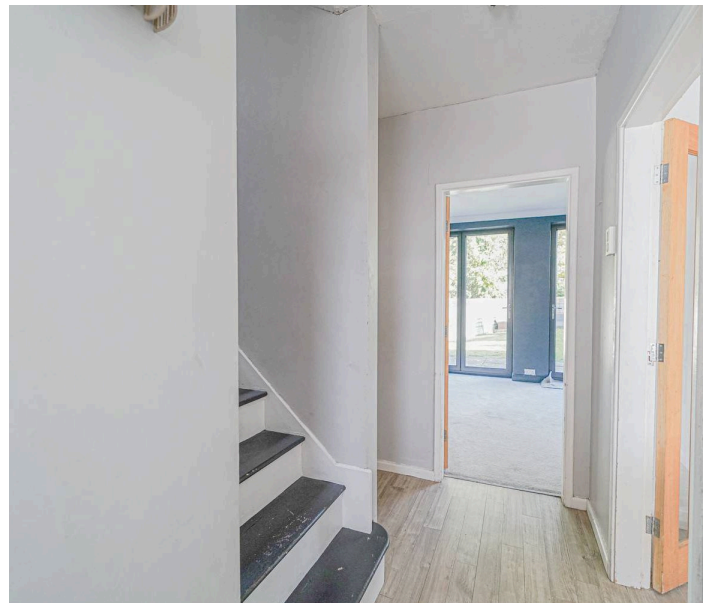
One of the standout features of this property is the absence of an upward chain, offering a smooth and hassle-free purchasing process for the discerning buyer. Whether you are looking to upsize, downsize, or find your ideal family home, this property is truly a rare find that ticks all the boxes. Outside, the property extends its allure with a long garden that features decking and tree-lined views, creating a serene outdoor space that is perfect for enjoying al fresco dining, hosting gatherings, or simply unwinding amidst nature. In summary, this modernised three-bedroom semi-detached property embodies the epitome of contemporary living, offering a harmonious blend of style, comfort, and functionality. With its desirable location, exceptional features, and no upward chain, this residence presents a unique opportunity that is not to be missed. Arrange a viewing today and experience the charm and elegance of this remarkable property firsthand.

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: C

Tenure: Freehold





- No Upward Chain
- Tudor Grange Academy Catchment
- Modernised Three Bedroom Semi Detached Property
- Newley Fitted Kitchen To The Front With Range Cooker
- Versatile Study Room / Play Room To The Front Of The Property
- Large Lounge With Bifold Doors And Feature Fireplace
- Well Appointed Modern Family Bathroom With Shower Over Bath
- Long Garden With Decking And Tree Lined Views

HALLWAY

LOUNGE

20' 5" x 10' 11" (6.22m x 3.33m)

STUDY/PLAYROOM

15' 1" x 7' 11" (4.60m x 2.41m)

KITCHEN

14' 4" x 7' 10" (4.37m x 2.39m)

FIRST FLOOR

BEDROOM ONE

12' 0" x 10' 11" (3.66m x 3.33m)

BEDROOM TWO

11' 11" x 8' 4" (3.63m x 2.54m)

BEDROOM THREE

10' 11" x 8' 1" (3.33m x 2.46m)

BATHROOM

11' 9" x 5' 8" (3.58m x 1.73m)

TOTAL SQUARE FOOTAGE

95.7 sq.m (1030 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LONG REAR GARDEN

ITEMS INCLUDED IN THE SALE

Free standing cooker, fridge/freezer, dishwasher, all carpets, blinds and light fittings and garden shed.

ADDITIONAL INFORMATION

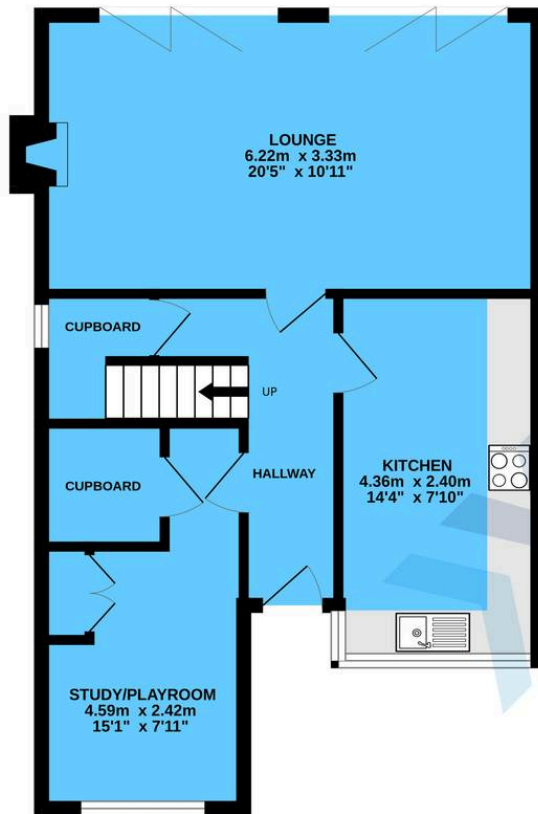
Services - water meter, mains gas and electricity.

INFORMATION FOR POTENTIAL BUYERS

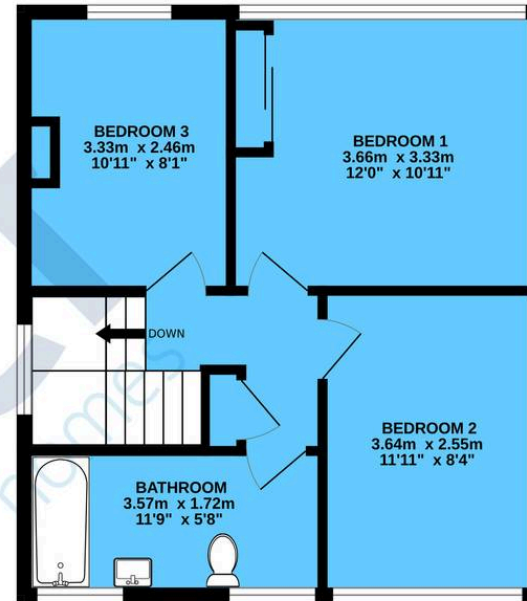
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 95.7 sq.m. (1030 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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