



## Orchard Road, Hockley Heath

Guide Price £350,000







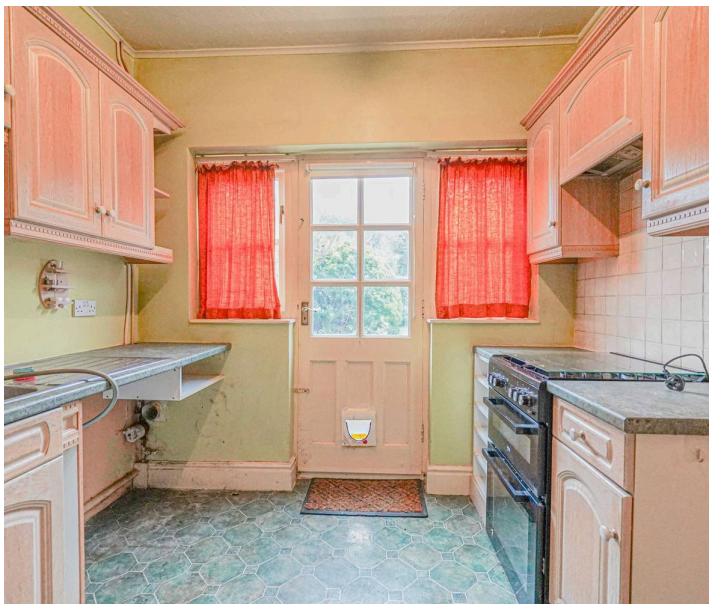
## PROPERTY OVERVIEW

Introducing a character-filled three-bedroom semi-detached property in need of modernisation, situated within the charming village of Hockley Heath. This residence is a rare find, brimming with potential for a buyer seeking a project to make their own mark in a desirable location.

Approaching the property, you are greeted by a tarmac driveway leading to a double tandem garage, offering ample parking for multiple vehicles.

As you step into the property, the ground floor boasts two reception rooms designed for entertaining and comfortable family living. The front lounge is generously sized, featuring a bay window that fills the room with natural light. Adjacent is the dining room, which overlooks the rear garden, and a breakfast kitchen, providing a versatile space for culinary pursuits.

Ascending the stairs to the first floor, you will find three well-proportioned bedrooms awaiting your personal touch. The principal bedroom showcases the convenience of fitted wardrobes, while all bedrooms are served by a family shower room.







One of the property's key attributes is the expansive west-facing garden, offering a tranquil outdoor sanctuary for relaxation or entertaining on warm evenings, complete with potential for landscaping and personalisation in line with your vision.

This property is a prime opportunity for those with a keen eye for renovation and design, making it an ideal investment for those looking to create a bespoke forever home. Offered to the market with no upward chain, the property provides an exciting blank canvas for customisation and enhancement.

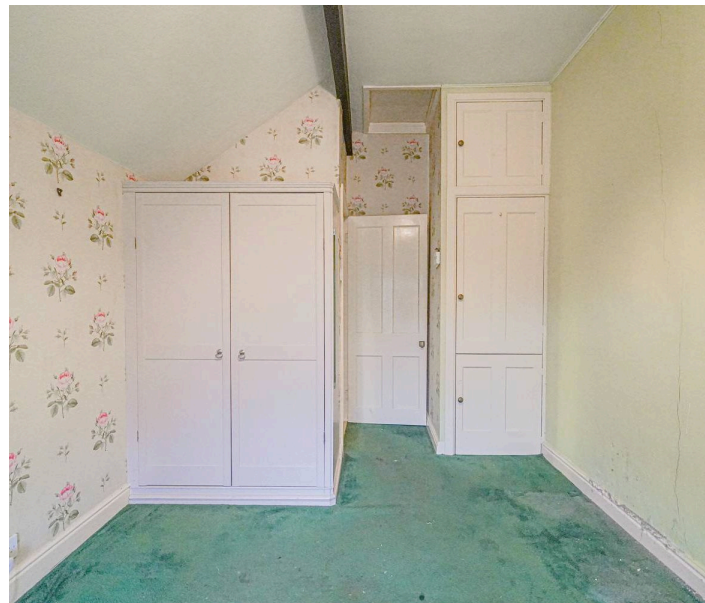
Situated in the heart of Hockley Heath village, this residence benefits from a thriving community feel and convenience with local amenities within walking distance. Embrace the potential and transform this property into a residence that resonates with your style and aspirations.

#### 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







- Character Three Bedroom Semi-Detached Property In Need Of Modernisation Located Within Hockley Heath Village
- Set Behind A Tarmac Driveway Leading To A Double Tandem Garage Providing Ample Parking
- Downstairs The Property Is Comprised Of Two Reception Rooms The Front Of Which Is A Large Lounge With A Bay Window, The Rear Dining Room Overlooking The Garden And A Breakfast Kitchen
- Upstairs The Property Has Three Well Proportioned Bedrooms, The Principal Bedroom Benefits From Fitted Wardrobes And All Bedrooms Are Serviced By A Family Shower Room
- The Property Benefits From A Large Well Established West Facing Garden
- This Property Is Offered To The Market With No Upward Chain And Offers Great Potential
- Located In The Village Of Hockley Heath And Walking Distance To Local Amenities





**ENTRANCE PORCH**

**LOUNGE**

17' 7" x 13' 7" (5.35m x 4.15m)

**BREAKFAST KITCHEN**

10' 6" x 8' 10" (3.20m x 2.70m)

**DINING ROOM**

10' 1" x 7' 7" (3.07m x 2.30m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

18' 4" x 11' 4" (5.60m x 3.45m)

**BEDROOM TWO**

13' 11" x 9' 0" (4.25m x 2.75m)

**BEDROOM THREE**

10' 2" x 7' 9" (3.10m x 2.35m)

**SHOWER ROOM**

7' 1" x 5' 9" (2.15m x 1.75m)

**OUTSIDE THE PROPERTY**

**GARAGE**

25' 3" x 8' 2" (7.70m x 2.50m)

**WC**

**TOTAL SQUARE FOOTAGE**

101.1 sq.m (1088 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**GARDEN**





#### **ITEMS INCLUDED IN THE SALE**

Items sold as seen.

#### **ADDITIONAL INFORMATION**

Services - direct mains water, sewers and electricity.  
Broadband - TBC.

#### **INFORMATION FOR POTENTIAL BUYERS**

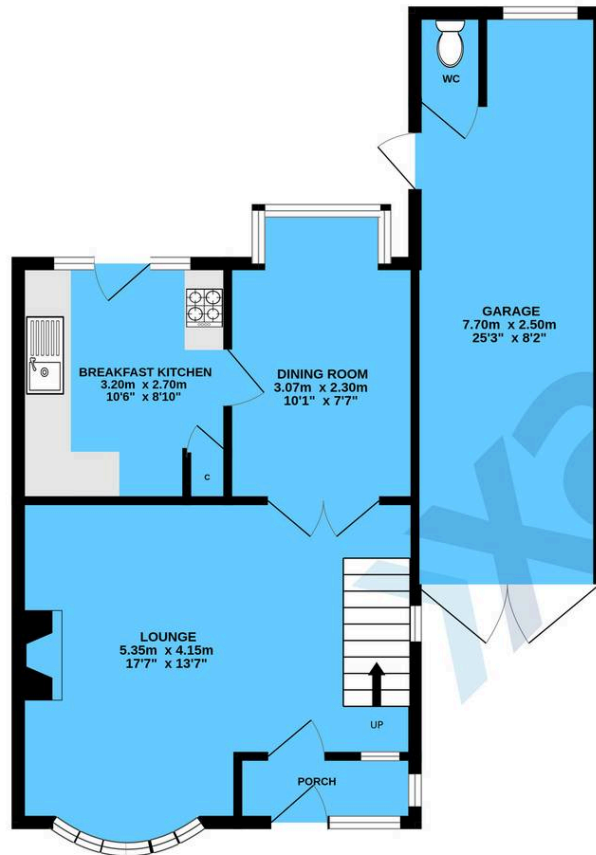
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.  
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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.



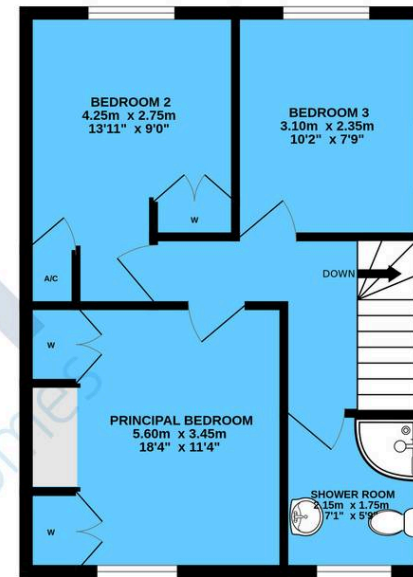




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 101.1 sq.m. (1088 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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# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

