



## Belton Close, Hockley Heath

Offers Over £800,000







## PROPERTY OVERVIEW

Introducing this executive four bedroom two bathroom detached house, located on a quiet cul-de-sac in the heart of Hockley Heath, which exudes charm and sophistication throughout.

Set behind a large driveway with ample parking and supported by a separate double garage, this home offers both convenience and comfort.

Upon entering, a large entrance hall leads to a well-appointed study room, a downstairs WC, and an immaculate kitchen diner which has been newly fitted, complete with a useful utility room. Adjacent to the kitchen diner is a dual aspect family lounge boasting a bay window and a feature fireplace, providing a cosy retreat for relaxing evenings.



Ascending to the first floor, this property boasts four double bedrooms supported by two luxury bathrooms, one of which is en-suite to the principal bedroom, ensuring ample space for family and guests alike. The bedroom layout offers flexibility and privacy, making it an ideal setting for modern living.





The south-facing rear garden is a true highlight of this home, featuring landscaped grounds mainly laid with a lush lawn and complemented by a full-width patio - perfect for outdoor entertaining and alfresco dining. The well-maintained garden offers a tranquil escape from the hustle and bustle of every-day life, providing a peaceful retreat to enjoy the outdoors.

Situated in the heart of Hockley Heath, this property is within walking distance to all of the village's amenities, including local shops, schools, and leisure facilities, making it a convenient and sought-after location. With its tasteful design, spacious layout, and desirable outdoor space, this property presents a rare opportunity to own a truly exceptional home in a prime location.

#### 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: G

Tenure: Freehold





- Executive Four Bedroom Two Bathroom Detached House Located On A Quiet Cul-De-Sac In The Heart Of Hockley Heath
- Set Behind A Large Driveway With Ample Parking Also Supported By A Separate Double Garage
- Located Off The Large Entrance Hall Is A Useful Study Room To The Front, Downstairs WC & Immaculate Kitchen Diner Supported By A Useful Utility Room
- Located Through The Kitchen Diner Is A Dual Aspect Family Lounge With Bay Window And Feature Fireplace
- Ascending To The First Floor, The Property Benefits From Four Double Bedrooms Which Are Supported By Two Luxury Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Landscaped South Facing Garden Mainly Laid With Lawn With The Added Benefit Of A Full Width Patio
- Set In The Heart Of Hockley Heath And Walking Distance To All Of The Village's Amenities





## **ENTRANCE HALL**

### **WC**

### **STUDY**

12' 8" x 7' 9" (3.85m x 2.35m)

### **KITCHEN DINER**

22' 6" x 13' 7" (6.87m x 4.14m)

### **UTILITY**

5' 7" x 5' 7" (1.70m x 1.70m)

### **LOUNGE**

23' 4" x 14' 3" (7.10m x 4.35m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

14' 1" x 12' 8" (4.30m x 3.85m)

### **ENSUITE**

8' 1" x 4' 6" (2.46m x 1.36m)

### **BEDROOM TWO**

12' 6" x 11' 6" (3.80m x 3.50m)

### **BEDROOM THREE**

12' 10" x 9' 8" (3.90m x 2.95m)

### **BEDROOM FOUR**

11' 4" x 10' 4" (3.45m x 3.15m)

### **BATHROOM**

10' 8" x 7' 9" (3.25m x 2.35m)

### **TOTAL SQUARE FOOTAGE**

151.0 sq.m (1625 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **DETACHED DOUBLE GARAGE**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **LANDSCAPED SOUTH FACING GARDEN**

### **FULL WIDTH PATIO**



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

Integrated oven, integrated hob, microwave, fridge/freezer, additional integrated fridge, dishwasher, all carpets, some curtains, some blinds and some light fittings.

#### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.  
Broadband – FTTP (fibre to the premises). Loft – partially boarded.

#### **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.



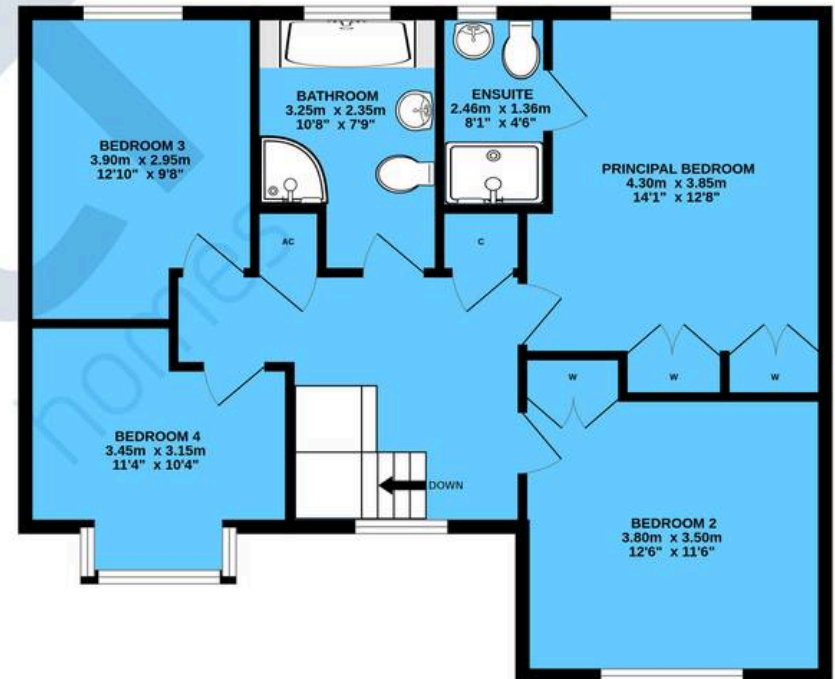




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 151.0 sq.m. (1625 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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