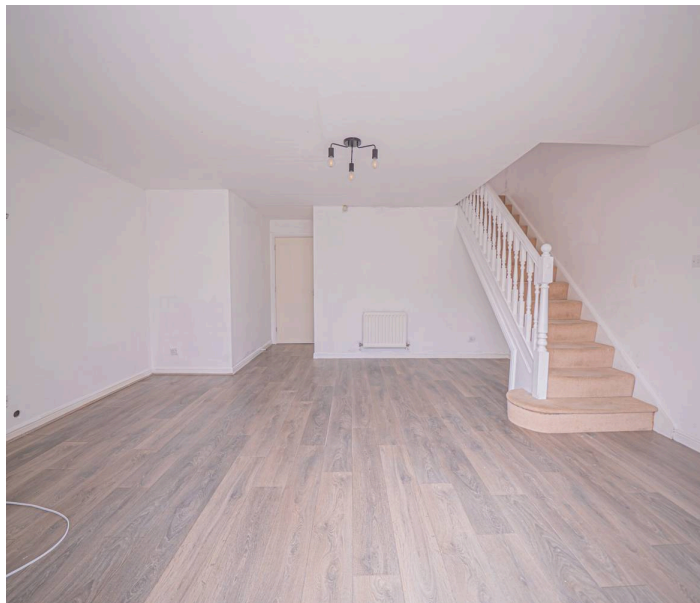




Shelfield Close, Hockley Heath

Guide Price £349,950





PROPERTY OVERVIEW

Nestled in the heart of the desirable Hockley Heath, this impressive three-bedroom mews house. The ground floor boasts a thoughtfully designed layout, featuring a spacious breakfast kitchen ideal for culinary enthusiasts, a convenient downstairs toilet, and a generously sized lounge that seamlessly flows into a charming conservatory, providing a tranquil space to unwind or entertain guests effortlessly. Ascending to the first floor, you will find three well-appointed double bedrooms, all offering a comfortable retreat. The principal bedroom benefits from the luxury of an en-suite bathroom, providing a touch of elegance and privacy. The remaining bedrooms are serviced by the main family bathroom, ensuring convenience for all occupants. Outside, a private easterly facing garden offers a peaceful ambience for outdoor relaxation and al fresco dining experiences. The property further benefits from allocated parking to the front and a single garage, adding convenience and security. This residence is offered to the market with the added advantage of no upward chain, providing a smooth transition for potential buyers. Situated in the heart of Hockley Heath, residents will enjoy the ease of access to a plethora of local amenities within walking distance.



In summary, this exceptional mews house presents a rare opportunity to acquire a stylish and well-connected home in a highly sought-after 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: D

Tenure: Freehold

- Offered To The Market With The Benefit Of No Upward Chain
- Three Bedroom Mews House Located In The Heart Of Hockley Heath
- With Allocated Parking To The Front And A Single Garage Providing Ample Parking
- All Downstairs Accommodation Is Located Off The Entrance Hallway Comprising Of A Breakfast Kitchen, Downstairs Toilet And Large Lounge Leading To Conservatory
- Upstairs The Property Benefits From Three Double Bedrooms, One Of Which Benefits From A En-Suite Bathroom, All Other Bedrooms Are Serviced By The Main Family Bathroom
- To The Rear Of The Property Is A Private Easterly Facing Garden
- Located In The Heart Of Hockley Heath And Walking Distance To All Local Amenities





ENTRANCE HALLWAY

WC

6' 1" x 3' 3" (1.85m x 0.99m)

BREAKFAST KITCHEN

10' 6" x 9' 6" (3.20m x 2.90m)

LOUNGE

16' 5" x 13' 9" (5.00m x 4.19m)

CONSERVATORY

9' 10" x 9' 10" (3.00m x 3.00m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 0" x 11' 6" (3.96m x 3.51m)

ENSUITE

6' 3" x 5' 11" (1.91m x 1.80m)

BEDROOM TWO

13' 1" x 9' 10" (3.99m x 3.00m)

BEDROOM THREE

10' 6" x 5' 11" (3.20m x 1.80m)

BATHROOM

6' 5" x 6' 3" (1.96m x 1.91m)

TOTAL SQUARE FOOTAGE

100.8 sq.m (1085 sq.ft) approx.



OUTSIDE THE PROPERTY

GARDEN

ALLOCATED PARKING TO THE FRONT

SINGLE GARAGE

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, some light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

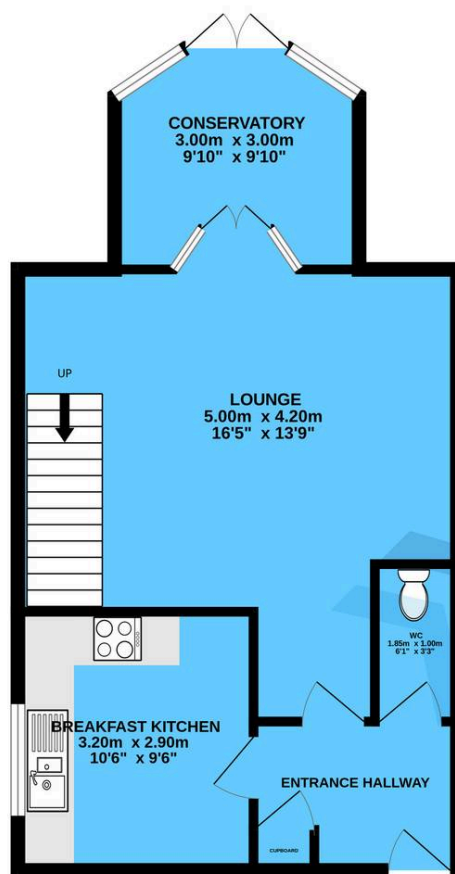
Services – mains water, gas, electricity and sewers.
Loft space – boarded.

INFORMATION FOR POTENTIAL BUYERS

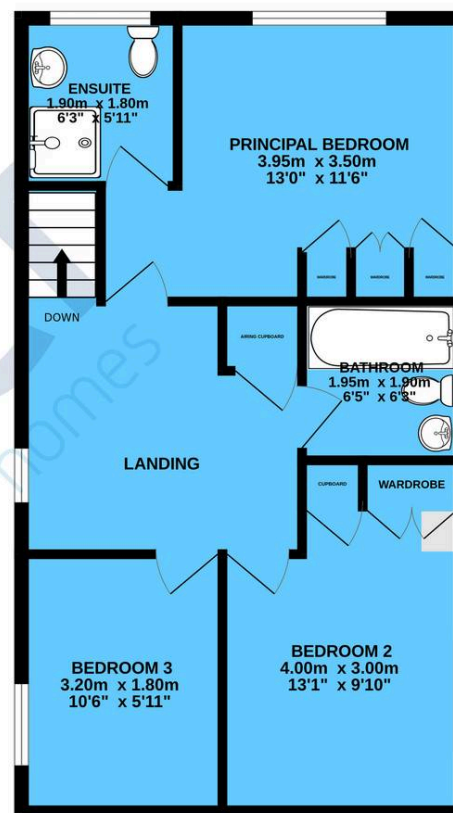
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 100.8 sq.m. (1085 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

