



Spring Lane, Hockley Heath

Guide Price £625,000







## PROPERTY OVERVIEW

We are delighted to present this exceptional property that epitomises modern family living at its finest. Situated in Hockley Heath Village, this stunning four-bedroom traditional semi-detached home is set over three floors and boasts a prime location with convenient access to local amenities and transport links. With the added benefit of no upward chain, this property offers the perfect opportunity for a stress-free move. This property has been significantly extended and meticulously maintained throughout, offering a spacious and immaculate living space set over three floors. Upon arrival, you are greeted by a block-paved driveway providing ample parking for multiple vehicles. The entrance hallway sets the tone for the rest of the home, leading to the living room at the front of the property, while the extended open-plan kitchen/dining and family room at the rear offers a contemporary and versatile space for entertaining and every-day living. Additionally, there is a utility room and guest cloakroom for added convenience. The first and second floor comprises four bedrooms, with three of the bedrooms generously sized doubles, providing ample accommodation for a growing family or guests. These bedrooms are serviced by a large and modern family bathroom featuring both a separate shower and bath. The thoughtful layout and design of the bedrooms ensure both comfort and privacy for all residents.





Externally, the property boasts a beautifully landscaped rear garden, predominantly laid with a lush lawn with a patio area at the rear. The highlight of the garden is the fantastic garden room/office, converted from the garage, offering a versatile space that can be tailored to suit a variety of needs. In summary, this property offers a rare opportunity for buyers seeking a superb family home in a desirable location that combines modern living with traditional charm. Internal inspection comes highly recommended to fully appreciate the quality and lifestyle this property has to offer. Arrange a viewing today and prepare to be impressed by all that this remarkable home has to offer.

#### 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







- No Upward Chain
- Stunning Four Bedroom Traditional Semi Detached Property Located Within Hockley Heath Village
- Significantly Extended And Absolutely Immaculate Throughout Set Over Three Floors
- Set Behind A Block Paved Driveway Providing Ample Parking
- Living Room To Front Elevation & Extended And Open Plan Kitchen / Dining And Family Room To Rear
- Four Bedrooms, Three Of Which Are Double, All Serviced Via A Large And Modern Family Bathroom With Separate Shower And Bath
- Beautifully Landscaped Rear Garden, Mainly Laid With Lawn With Patio Area To The Rear, Fantastic Garden Room / Office Converted From Garage
- Internal Inspection Highly Recommended To Fully Appreciate This Superb Family Home

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

12' 4" x 11' 5" (3.76m x 3.48m)

#### **KITCHEN/DINING & FAMILY ROOM**

21' 2" x 18' 3" (6.45m x 5.56m)

#### **UTILITY ROOM**

6' 6" x 4' 4" (1.98m x 1.32m)

#### **WC**

5' 1" x 4' 4" (1.55m x 1.32m)





## **FIRST FLOOR**

### **BEDROOM ONE**

11' 11" x 11' 5" (3.63m x 3.48m)

### **BEDROOM TWO**

12' 0" x 11' 11" (3.66m x 3.63m)

### **BEDROOM THREE**

7' 4" x 5' 11" (2.24m x 1.80m)

### **BATHROOM**

12' 6" x 6' 10" (3.81m x 2.08m)

## **SECOND FLOOR**

### **BEDROOM FOUR**

17' 3" x 15' 6" (5.26m x 4.72m)

### **TOTAL SQUARE FOOTAGE**

132.5 sq.m (1426 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

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

### **LANDSCAPED GARDEN WITH PATIO AREA**

### **GARDEN ROOM/OFFICE**



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**

Services – mains gas, electricity and sewers.

**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.

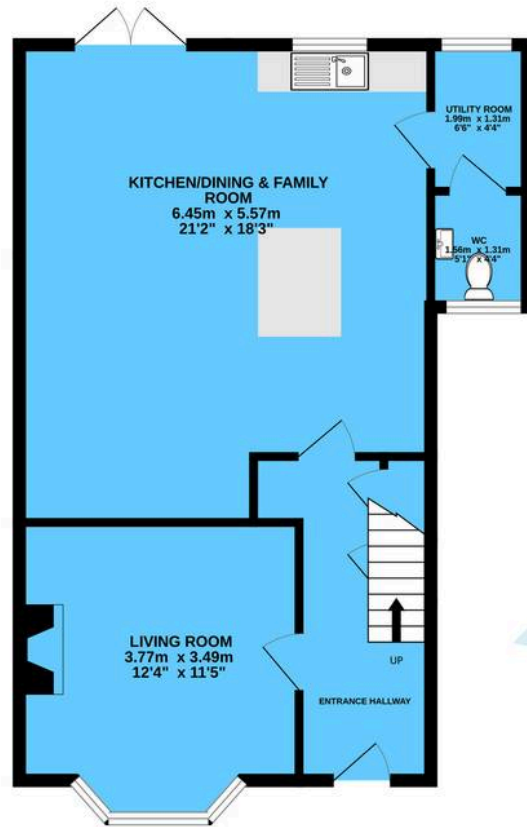
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

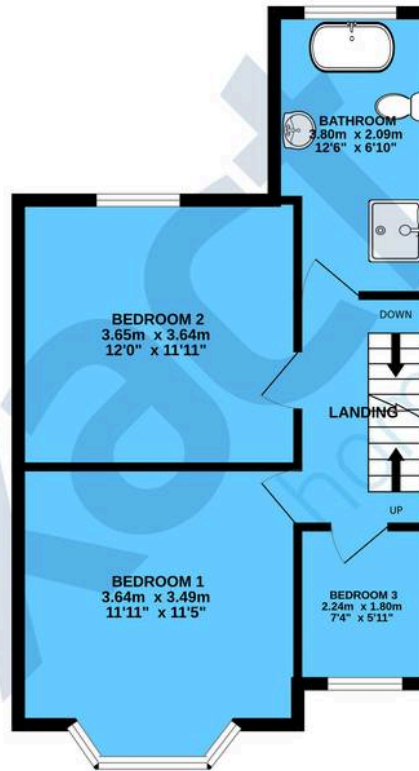




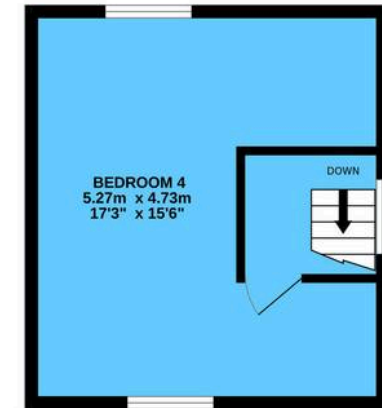
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 132.5 sq.m. (1426 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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