



School Road, Hockley Heath

Guide Price £449,950





PROPERTY OVERVIEW

Occupying a prime position, this exceptional property boasts a lifestyle of comfort and style. Offering an exceptional standard of living, this superb character end of terrace cottage is impeccably maintained and enhanced, nestled on a generous corner plot. With the added benefit of no upward chain, this residence presents itself as a rare find in the market.

Upon arrival, the property greets you with extensive parking options - a tarmacadam driveway and a gravelled driveway/frontage, providing convenience for multiple vehicles.

Step inside to discover the extended accommodation that includes an open plan dining/kitchen area, a cosy living room featuring a striking fireplace, a bright garden room, a utility room, and a convenient downstairs shower room.



The property generously offers three double bedrooms spread over two floors, with the principal bedroom boasting a spacious ensuite bathroom for added luxury and comfort. The third bedroom is located to the second floor and benefits from fitted wardrobes and an ensuite WC. The layout is thoughtfully designed to provide ample space and privacy for all occupants.



Outside, the charm continues with a large landscaped garden, complete with a summerhouse, formal borders, and captivating views overlooking the neighbouring fields. This area is the perfect setting for outdoor entertaining, relaxing, or creating your own personal oasis away from the hustle and bustle of daily life.

In addition to the numerous attributes this property has to offer, its true essence can only be fully appreciated through an in-person viewing. Each corner of this home exudes warmth, character, and a sense of tranquillity that is sure to capture the hearts of prospective buyers.

In summary, this residence effortlessly combines modern comfort with timeless charm, creating a harmonious living space that is simply a delight to experience. An absolute must-see for those seeking a home that not only offers style and sophistication but also a sense of sanctuary in a bustling world.

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





- End Of Terrace Character Property Benefitting From No Upward Chain
- Superb Character Cottage Immaculately Maintained And Improved, Situated On A Large Corner Plot
- Extensive Parking To Front With Tarmacadam Driveway And Also Potential To Use Gravelled Driveway / Frontage
- Extended Accommodation To Include Open Plan Dining / Kitchen, Living Room With Feature Fireplace, Garden Room, Utility And Downstairs Shower Room
- Three Double Bedrooms Set Over Two Floors, Including Principal Bedroom With Large Ensuite
- Large Landscaped Garden With Summerhouse, Formal Borders and Outstanding Views To Fields
- Absolutely Must Be Viewed To Be Fully Appreciated

**LIVING ROOM**

15' 0" x 11' 10" (4.57m x 3.60m)

DINING / KITCHEN AREA

24' 4" x 11' 10" (7.41m x 3.60m)

UTILITY ROOM

6' 5" x 3' 9" (1.96m x 1.15m)

SHOWER ROOM

6' 5" x 4' 6" (1.96m x 1.38m)

GARDEN ROOM

11' 5" x 7' 7" (3.48m x 2.30m)

FIRST FLOOR**PRINCIPAL BEDROOM**

11' 10" x 11' 8" (3.60m x 3.56m)

ENSUITE

12' 7" x 6' 5" (3.83m x 1.96m)

BEDROOM TWO

11' 10" x 8' 11" (3.60m x 2.71m)

SECOND FLOOR**BEDROOM THREE**

13' 4" x 11' 10" (4.07m x 3.60m)

WC**TOTAL SQUARE FOOTAGE**

94.5 sq.m (1017 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING****LANDSCAPED GARDEN****SUMMERHOUSE**



ITEMS INCLUDED IN THE SALE

Whirlpool integrated oven, Whirlpool integrated hob, extractor, Whirlpool microwave, Whirlpool fridge/freezer, Whirlpool dishwasher, Bosch washing machine, Indesit tumble dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom, garden shed and summer house.

ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity.
Broadband - FTTP (fibre to the premises).

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.

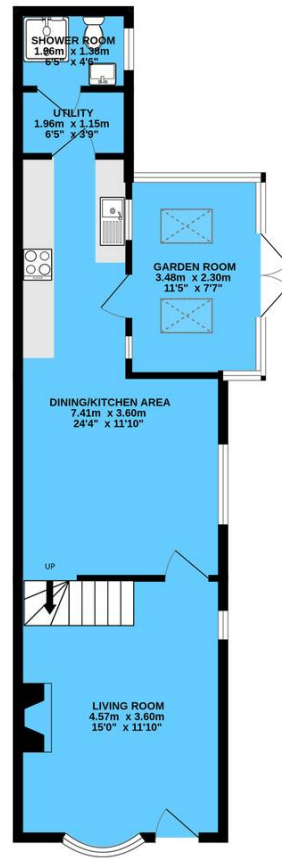
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

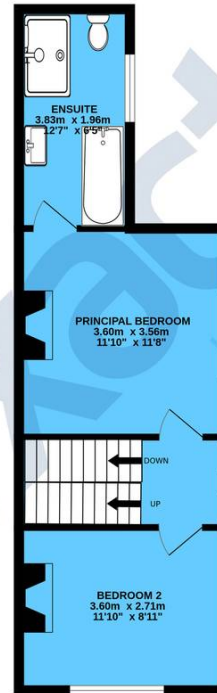
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



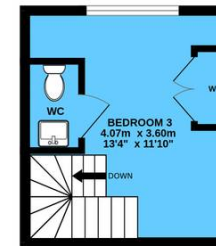
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 94.5 sq.m. (1017 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.
Made with Metropix C2025

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

xact
HOMES

