



Stratford Road, Hockley Heath

Offers Over £290,000





## PROPERTY OVERVIEW

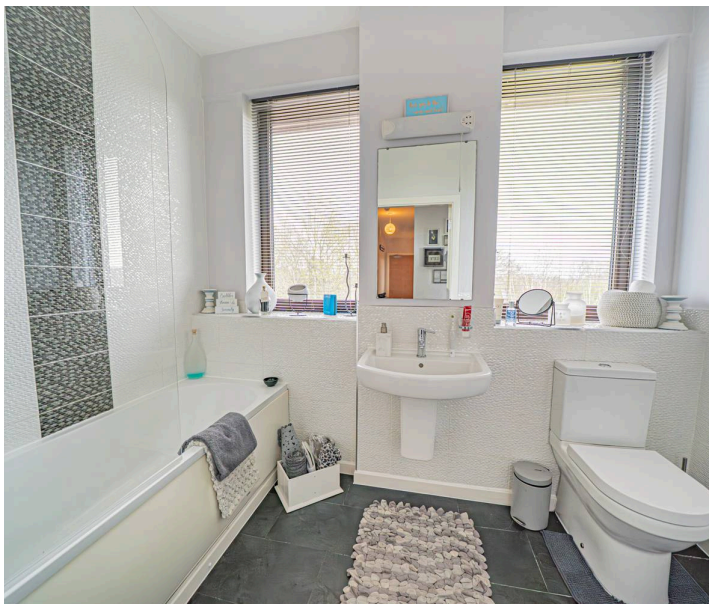
This spacious two bedroom first floor apartment offers an exceptional opportunity to enjoy contemporary living in the heart of Hockley Heath village, with delightful views over the Warwickshire countryside.

Accessed via a welcoming entrance hallway, the property features a generously proportioned lounge filled with natural light from large windows, creating a bright and inviting atmosphere. The modern kitchen / diner is equally impressive, offering ample space for both cooking and dining, and also benefits from expansive windows that frame scenic rural vistas.

The apartment boasts two double bedrooms, both thoughtfully designed for comfort, with the principal bedroom enjoying a stylish en-suite shower room. A second well-appointed bathroom serves guests and the additional bedroom.

A particular advantage of this apartment is its unique positioning, with no neighbouring properties above, below, or on three sides, ensuring an exceptional level of peace, privacy, and quiet living.

The property is offered to the market with no upward chain, ensuring a straightforward purchase process. Residents will also appreciate the secure gated parking, providing peace of mind and convenience. With the village's shops, cafes and amenities just a short stroll away, this apartment perfectly combines village charm with modern convenience.

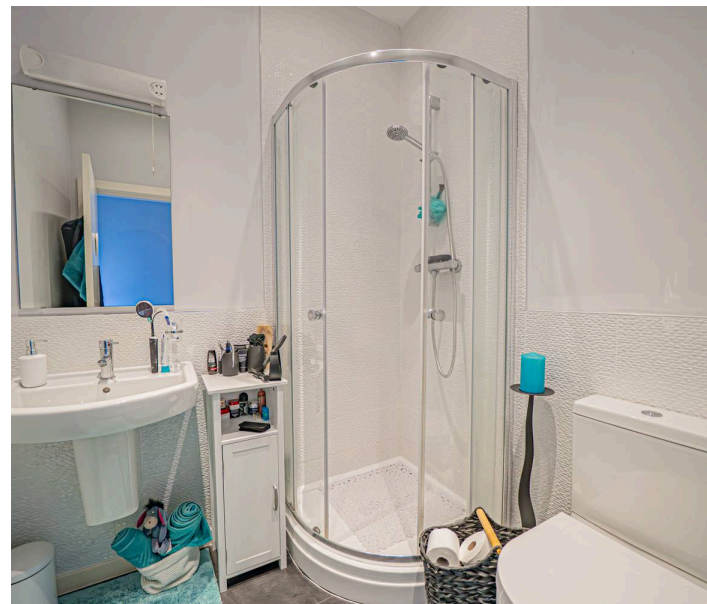




The outside space further enhances the appeal of this attractive property. The apartment is set within well-maintained communal grounds, which offer residents the opportunity to relax outdoors and enjoy the tranquil surroundings. Mature planting and landscaped borders provide a pleasant outlook and a sense of privacy, while the secure gated parking area ensures safety for vehicles and easy access at all times.

The property's elevated position on the first floor allows for far-reaching countryside views, which can be enjoyed from both the lounge and kitchen / diner, bringing a sense of peace and openness to everyday living.

Located within walking distance of the picturesque Warwickshire countryside, the apartment is ideal for those who enjoy outdoor pursuits, such as walking or cycling, as well as those who value easy access to local amenities. This combination of attractive outdoor space and practical features makes the apartment an excellent choice for professionals, couples, or downsizers seeking a well-located and comfortable home in a sought-after village setting.



#### PROPERTY LOCATION

Hockley Heath is a sought-after 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: C

Tenure: Leasehold



- Large Two Bedroom First Floor Apartment With Views Over The Warwickshire Countryside
- No Neighbouring Properties Above, Below, Or On Three Sides, Offering Exceptional Quiet & Privacy
- The Property Is Accessed Via The Entrance Hallway & Includes A Large Lounge & Modern Kitchen / Diner, Both With Large Windows
- Boasting Two Double Bedrooms Which Are Serviced By Two Well-Appointed Bathrooms, One Of Which Is En-Suite
- Located In The Heart Of The Sought-After Village Of Hockley Heath, Within Walking Distance To All Of The Amenities Hockley Heath Has To Offer
- Offered To The Market With The Benefit Of No Upward Chain
- With Secure Gated Parking



**ENTRANCE HALLWAY**

**LOUNGE**

14' 6" x 14' 2" (4.42m x 4.31m)

**KITCHEN / DINER**

14' 9" x 9' 3" (4.50m x 2.81m)

**PRINCIPAL BEDROOM**

20' 1" x 9' 6" (6.13m x 2.89m)

**ENSUITE**

5' 10" x 5' 7" (1.78m x 1.71m)

**BEDROOM TWO**

14' 1" x 8' 9" (4.30m x 2.66m)

**BATHROOM**

9' 2" x 6' 0" (2.79m x 1.83m)

**TOTAL SQUARE FOOTAGE**

84.0 sq.m (900 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**SECURE GATED ALLOCATED PARKING**

**COMMUNAL GARDENS**



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

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, washer/dryer, some carpets, some curtains, all blinds, all light fittings and fitted wardrobes in both bedrooms.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded. Service charge - £2,200.00 pa. Ground rent - £150.00 pa.

#### **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.

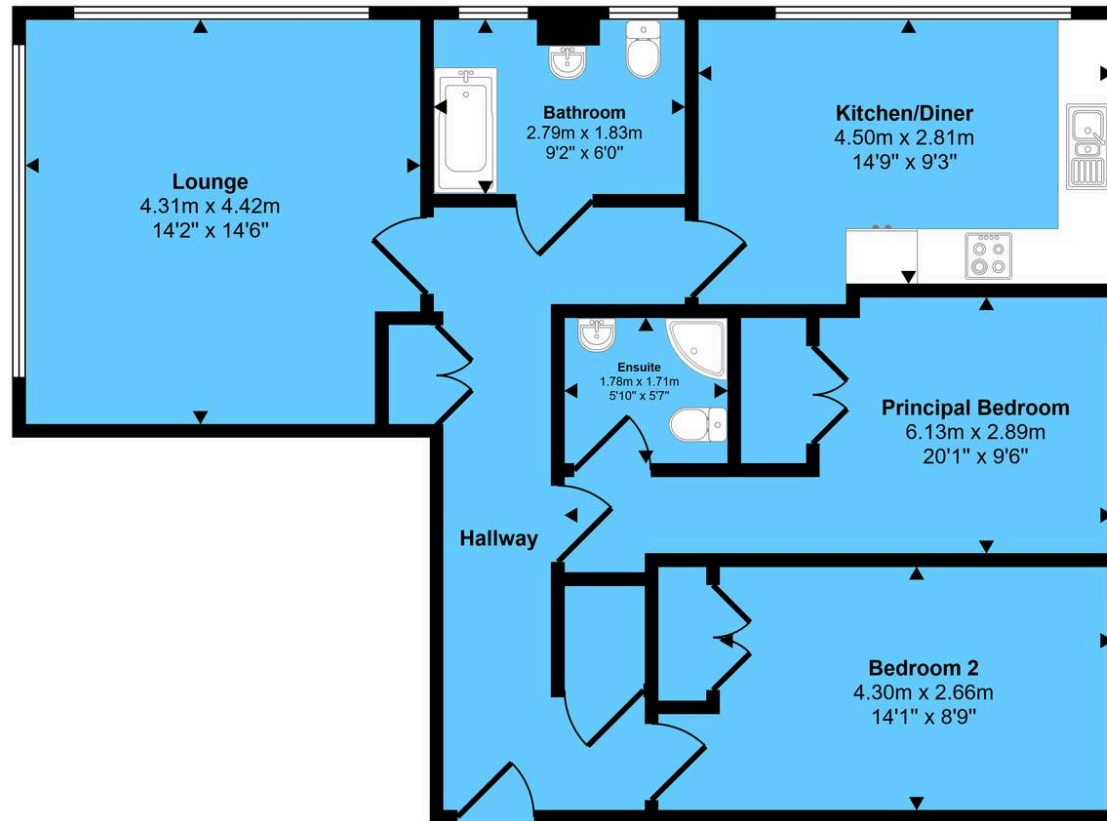
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



Approx Gross Internal Area  
84 sq m / 900 sq ft



### First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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