



Muntz Crescent, Hockley Heath

Guide Price £525,000





PROPERTY OVERVIEW

Situated within the desirable Hockley Heath Village, this property which has recently been redecorated and benefits from brand new carpets throughout, offers a unique opportunity for those seeking a spacious family home with vast potential for personalisation and extension, subject to the necessary planning permissions. With the benefit of no upward chain, this four-bedroom detached property was originally constructed by renowned builders Bryant Homes following their illustrious Viscount design.

Upon arrival, a tarmacadam driveway welcomes you, providing ample parking space and leading to a single garage for added convenience. The entrance hallway grants access to two reception rooms - a dining room and a living room - alongside a guest cloakroom and a useful cloaks cupboard.

The heart of this home lies in its updated breakfast kitchen, seamlessly connecting to the dining room, offering ideal space for entertaining. Adjacent to the dining area, a charming conservatory beckons, offering tranquil views of the rear garden, creating a serene spot to relax and unwind.

Ascending to the first floor, four well-proportioned bedrooms await alongside a family bathroom, ensuring ample space for the whole family to retreat in comfort.





The rear garden, predominantly laid to lawn, provides a blank canvas for landscaping enthusiasts or a safe haven for children to play under the sun.

Nestled within the Tudor Grange catchment area, this property not only offers a promising canvas for personalisation but also presents an investment opportunity within a sought-after educational region. With outstanding potential for modernisation and expansion (subject to obtaining the necessary planning permissions), this property is primed for someone with a vision to create a bespoke residence that perfectly encapsulates their dream home. Don't miss your chance to make this property your own and unlock its full potential.

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: E

Tenure: Freehold





- No Upward Chain
- Four Bedroom Detached Property Originally Built By Bryant Homes To Their Viscount Design
- Outstanding Scope For Modernisation, Improvement And / Or Extension STPP
- Set Behind A Tarmacadam Driveway Providing Ample Parking And Leading To A Single Garage
- Two Reception Rooms, Including A Dining Room And Living Room, Accessed Via The Entrance Hallway With A Guest Cloakroom And Cloaks Cupboard
- Updated Breakfast Kitchen Leading Into Dining Room
- Conservatory Located Off Dining Room With Views To Rear Garden
- Four Bedrooms And Family Bathroom
- Rear Garden Mainly Laid With Lawn
- Situated Within Hockley Heath Village And Within Tudor Grange Catchment Area



ENTRANCE PORCH

WC

LIVING ROOM

16' 8" x 11' 8" (5.08m x 3.56m)

BREAKFAST KITCHEN

14' 0" x 8' 0" (4.26m x 2.45m)

DINING ROOM

11' 7" x 9' 0" (3.53m x 2.74m)

CONSERVATORY

8' 11" x 7' 3" (2.73m x 2.20m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 9" x 11' 6" (3.58m x 3.50m)

BEDROOM TWO

10' 6" x 10' 4" (3.19m x 3.15m)

BEDROOM THREE

8' 8" x 8' 7" (2.64m x 2.62m)

BEDROOM FOUR

9' 6" x 6' 11" (2.90m x 2.11m)

BATHROOM

9' 8" x 5' 3" (2.95m x 1.61m)

TOTAL SQUARE FOOTAGE

119.0 sq.m (1276 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

16' 9" x 8' 0" (5.10m x 2.43m)

DRIVEWAY PARKING

GARDEN

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, washer/dryer, all carpets, all blinds, all light fittings, chairs in conservatory and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

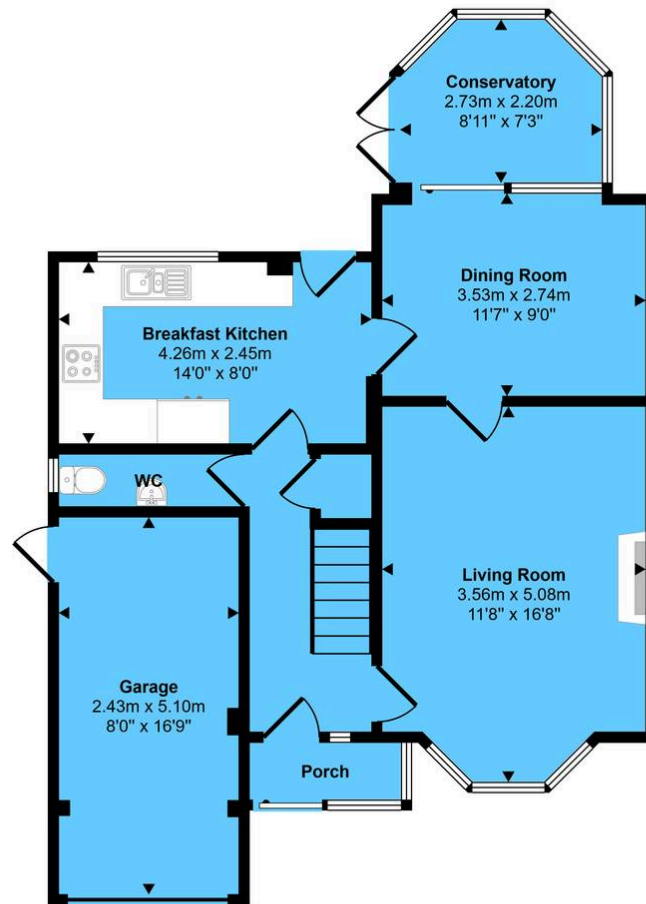
Services – direct mains water (with water meter), sewers and electricity. Loft – partially boarded.

INFORMATION FOR POTENTIAL BUYERS

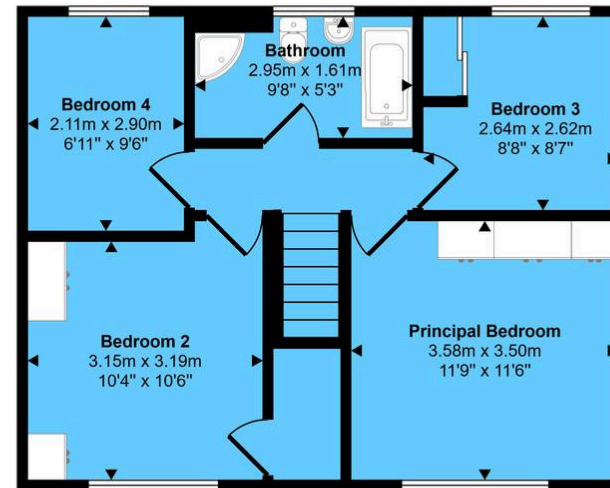
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area
119 sq m / 1276 sq ft



Ground Floor
Approx 69 sq m / 739 sq ft



First Floor
Approx 50 sq m / 537 sq ft

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.

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