



17 Tysoe Close, B94 6QG

Sale Price of £635,000



**Love
Property Co.**

17 Tysoe Close, Hockley Heath, Solihull, B94 6QG

Tenure - Freehold
EPC Rating – C
Council Tax Band - E

Love Property Co are pleased to offer this must be viewed to be fully appreciated property with its attention to detail high-quality finished property in a fantastic location.

This curb appealing and extended, fully refurbished four-bedroom 1425.7 sq. feet (132.5 sq. metres) detached B94 post code location property Close to Hockley Heath Village, greenbelt walks, Knowle and Dorridge Villages and Dorridge train station and Solihull Town centre.

This property offers the perfect opportunity for those who love a property with nothing to do and also benefits from UPVC double glazing and gas central heating.

When entering the property you are greeted with a porch leading to an open plan quality kitchen/dining/living it is absolutely stunning with central island including integrated appliances and wine cooler, space for a full-sized fridge and freezer making it a perfect entertaining party hosting room. Off the hallway there is a good-sized lounge, study, wc and utility.

Upstairs there are four bedrooms, master bedroom with an en-suite, built in wardrobes and three further bedrooms and a complementing modern family bathroom with shower over bath and floor to ceiling tiles.

To complete the property there is a good-sized private garden to rear with namely grassed, with a good sized patio area and a further porcelain tiled patio area at the top of the garden with a block paved driveway for multiple vehicles.

This residence provides a peaceful and homely retreat in a desirable location. Viewing is highly recommended.



PROPERTY MEASUREMENTS:

FRONT RECEPTION LOUNGE

15'2" X 12' 8" (4.62m x 3.87m)

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

16'4" X 24' 10" (4.97m x 7.58m)

UTILITY

8'8" X 7' 9" (2.64m x 2.36m)

DOWNSTAIRS WC

3'2" X 5' 1" (0.97m x 1.56m)

BEDROOM ONE

13' 0" X 9' 5" max (3.95m x 2.86m)

EN-SUITE

9' 4" X 6' 2" max (2.85m x 1.87m)

BEDROOM TWO

14' 2" X 8' 3" max (4.33m x 2.53m)

BEDROOM THREE

13' 1" X 8' 2" (3.99m x 2.50m)

BEDROOM FOUR

10' 9" X 9' 5" (3.28m x 2.86m)

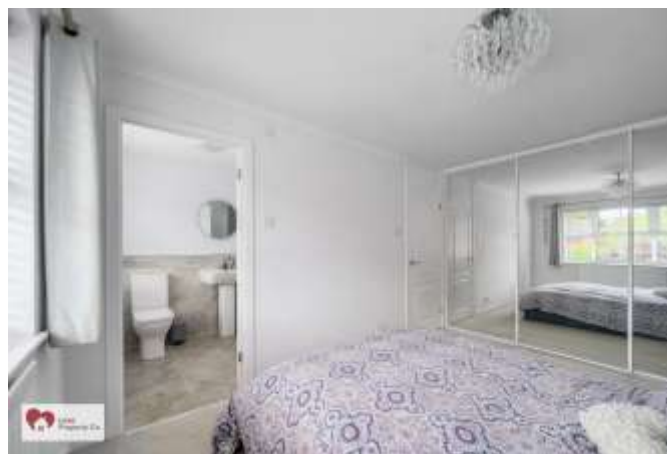
FAMILY BATHROOM

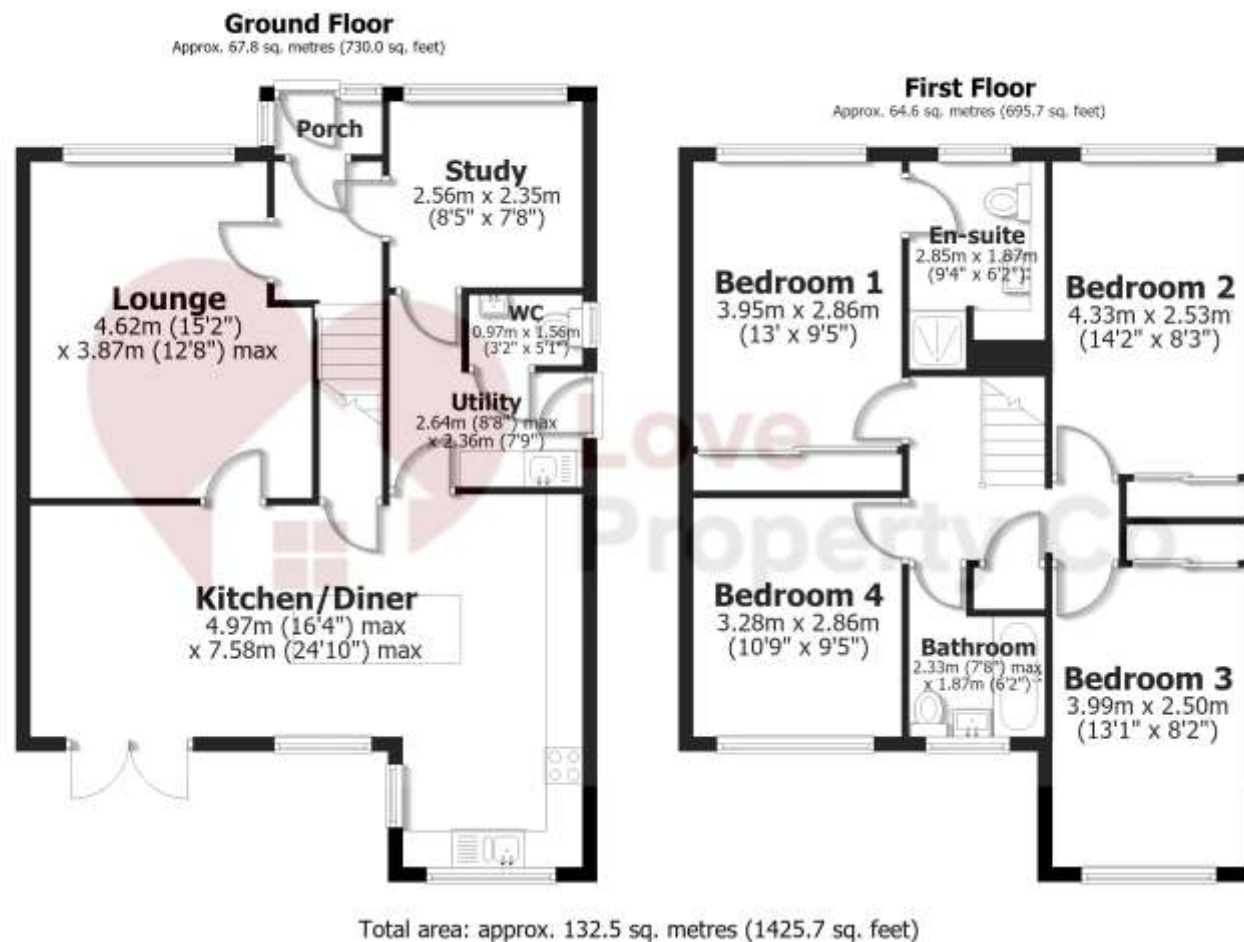
7' 11" X 7' 10" (2.41m x 2.39m)

Total area: approx. 1425.7 sq feet (132.5 sq metres)

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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