



## Spring Lane, Hockley Heath

Guide Price £750,000





## PROPERTY OVERVIEW

**NO UPWARD CHAIN and VIEWING ESSENTIAL.** This absolutely stunning three or four bedroom detached bungalow has been significantly extended and completely modernised throughout, offering a unique blend of contemporary style and versatile accommodation.

Set in the highly sought-after village of Hockley Heath, the property features a spacious open-plan kitchen, dining and family room with a semi-vaulted ceiling and underfloor heating, creating a bright and welcoming hub for daily living and entertaining. The living room is bathed in natural light, with bi-fold doors opening directly onto the rear garden, seamlessly blending indoor and outdoor spaces.

The ground floor also provides two well-proportioned bedrooms and a large bathroom with both a bath and a separate shower, catering comfortably to family needs or those seeking single-level living.

Upstairs, the principal suite offers a magnificent luxury ensuite shower room, along with a separate dressing room that could serve as a fourth bedroom or home office, providing exceptional flexibility for modern lifestyles.





The outside space has been thoughtfully designed for both relaxation and entertaining, with a low maintenance rear garden that features a full-width patio, perfect for al fresco dining or summer gatherings. The garden is mainly laid to lawn, offering a safe and attractive area for children or pets to play, while mature borders add a touch of greenery and privacy.

Side access leads to the front of the property, where there is ample off-road parking for multiple vehicles, as well as a well-maintained frontage that enhances the property's kerb appeal.

The peaceful village setting of Hockley Heath offers a wonderful community atmosphere, with local amenities, highly regarded schools and picturesque countryside walks all within easy reach.

This exceptional bungalow represents a rare opportunity to acquire a truly turnkey home in an enviable location, ideal for families, downsizers or anyone seeking a high quality, low maintenance lifestyle. Early viewing is highly recommended to appreciate the space, finish and versatility on 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: TBD

Tenure: Freehold



- NO UPWARD CHAIN & VIEWING ESSENTIAL
- Absolutely Stunning 3 / 4 Bedroom Detached Bungalow
- Significantly Extended And Completely Modernised Throughout
- Large Open-Plan Kitchen / Dining / Family Room With Semi-Vaulted Ceiling And Underfloor Heating
- Offering Extremely Versatile Accommodation With Two Bedrooms Plus A Large Bathroom With Separate Bath & Shower To Ground Floor
- Living Room With Bi-Fold Doors To Rear
- Principal Suite To First Floor With Magnificent Luxury Ensuite Plus Separate Dressing Room / Office / Fourth Bedroom
- Low Maintenance Rear Garden Mainly Laid With Lawn Featuring A Full-Width Patio
- Set Within The Sought-After Village Of Hockley Heath



#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

17' 2" x 11' 4" (5.23m x 3.45m)

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

21' 9" x 15' 10" (6.63m x 4.83m)

#### **UTILITY ROOM**

9' 8" x 5' 7" (2.94m x 1.70m)

#### **BEDROOM TWO**

11' 8" x 11' 8" (3.56m x 3.55m)

#### **BEDROOM THREE**

10' 8" x 9' 7" (3.25m x 2.93m)

#### **BATHROOM**

9' 9" x 8' 2" (2.98m x 2.48m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

18' 10" x 10' 7" (5.74m x 3.22m)

#### **ENSUITE**

9' 5" x 5' 5" (2.87m x 1.64m)

#### **STORAGE ROOM**

7' 10" x 4' 6" (2.38m x 1.37m)

#### **BEDROOM FOUR / DRESSING ROOM / OFFICE**

19' 0" x 7' 4" (5.79m x 2.24m)

#### **TOTAL SQUARE FOOTAGE**

160.0 sq.m (1723 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING**

#### **GARDEN**

#### **FULL-WIDTH PATIO**



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

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, all carpets, all light fittings and underfloor heating to ground floor. Furniture available by negotiation.

#### **ADDITIONAL INFORMATION**

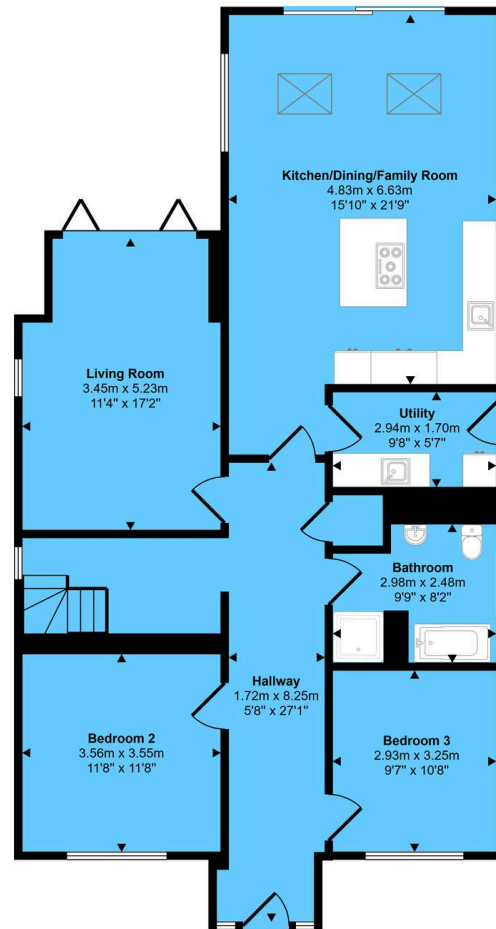
Services - direct mains water, sewers and electricity.

#### **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  
160 sq m / 1723 sq ft



Ground Floor  
Approx 114 sq m / 1230 sq ft

Denotes head height below 1.5m

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.



First Floor  
Approx 46 sq m / 493 sq ft

# Xact Homes

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