

## Kinton Lane, Hockley Heath

- Semi-Rural Location
- Main Bedroom with En-Suite Shower Room
- Generous Mature Garden
- Total Floor Area Approx 1,275 Sq Ft
- Living Room, Dining Room and Fitted Kitchen
- Three Further Bedrooms + Seperate Shower Room
- Garage and Space for Multiple Vehicles

**Offers In The Region Of £500,000**



# Kinton Lane, Hockley Heath

## DESCRIPTION

Located in a desirable neighbourhood, this semi-detached property on Kinton Lane is a wonderful opportunity for anyone seeking a family home in a quiet semi-rural setting. There is a cosy lounge, dining room and fitted kitchen, four bedrooms (shower en-suite to main bedroom), family bathroom, and a large garden.

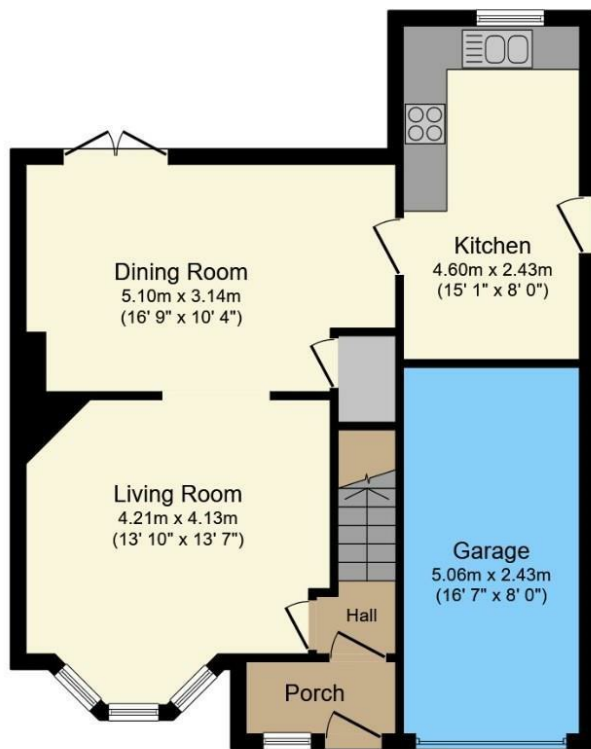
The property is close to local amenities (including Co-Op convenience store on Stroudley Road), schools and transport links (including bus services), making it an excellent choice for those looking to settle in a village community.

Upon entering, you will find two inviting reception rooms that provide space for relaxation and entertaining. The extended layout enhances the living experience, allowing for a seamless flow between the rooms. Natural light floods the interiors, creating a warm and inviting atmosphere throughout.

One of the standout features of this home is the large garden, perfect for outdoor activities including gardening, entertaining or simply enjoying the fresh air. This expansive outdoor space offers gated access to an open space at the rear, useful for dog walking etc.







**Ground Floor**



**First Floor**

Total floor area 118.4 sq.m. (1,275 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**Viewings**

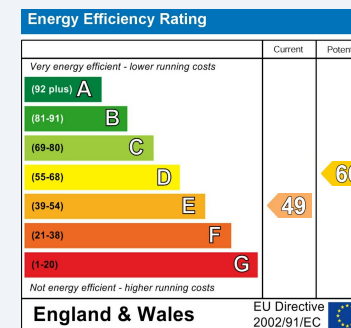
Please contact [knowlesales@hunters.com](mailto:knowlesales@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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