



## Kingswood Court, Stratford Road, Hockley Heath

- Bright Lounge / Kitchen
- Second Bedroom
- Communal gardens
- Lift And Staircase Access
- Total Floor Area Approx 963 sqft
- Main Bedroom With En Suite Shower Room
- Main Bathroom
- One Allocated Parking Space + Resident & Visitor parking
- Communal Entrance Hallway With Security Entry

**Guide Price £300,000**



# Kingswood Court, Stratford Road, Hockley Heath

## DESCRIPTION

Located in Hockley Heath this delightful two-bedroom apartment on Stratford Road offers a perfect blend of comfort and modern living having quick access to M42 leading to Birmingham Airport and NEC etc, and on local bus route for access to local shops and amenities.

Spanning an impressive 963 square feet, the property boasts a bright and airy lounge that seamlessly integrates with a well-appointed kitchen (including integrated appliances - fridge freezer, dishwasher and washer dryer), creating an inviting space for both relaxation and entertaining.

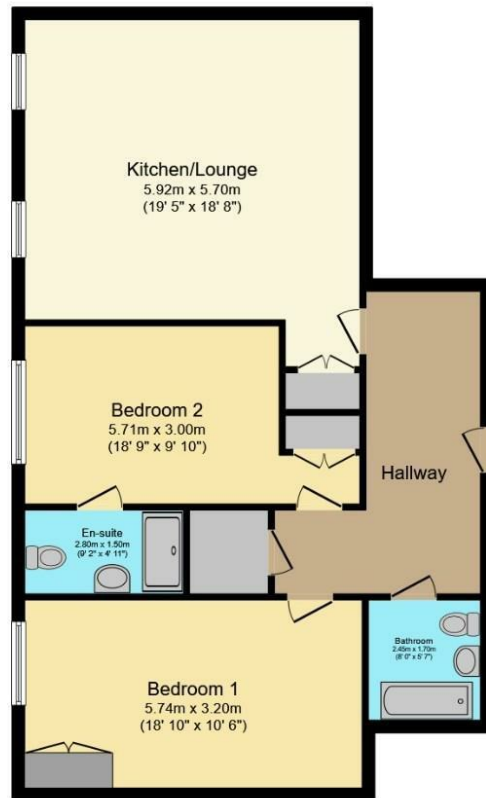
The main bedroom is a true retreat, featuring an en suite shower room that adds a touch of luxury to your daily routine. The second bedroom is versatile, ideal for guests, a home office, or a child's room. A well-designed main bathroom serves the second bedroom and guests, ensuring convenience throughout the home.

Residents will appreciate the secure communal entrance hall, providing peace of mind and easy access to the property. Additionally, the apartment benefits from both resident and visitor car parking, making it easy for friends and family to visit. The communal gardens offer a lovely outdoor space to unwind, perfect for enjoying the fresh air and socialising with neighbours.

This property is an excellent opportunity for those seeking a comfortable home in a desirable location, combining modern amenities with a welcoming community atmosphere. Don't miss the chance to make this lovely house your new home.







Total floor area 89.4 sq.m. (963 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).

Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

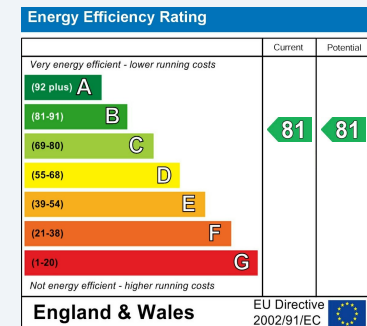
Please contact [knowlesales@hunters.com](mailto:knowlesales@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.