



## Spring Lane, Hockley Heath

Guide Price £650,000

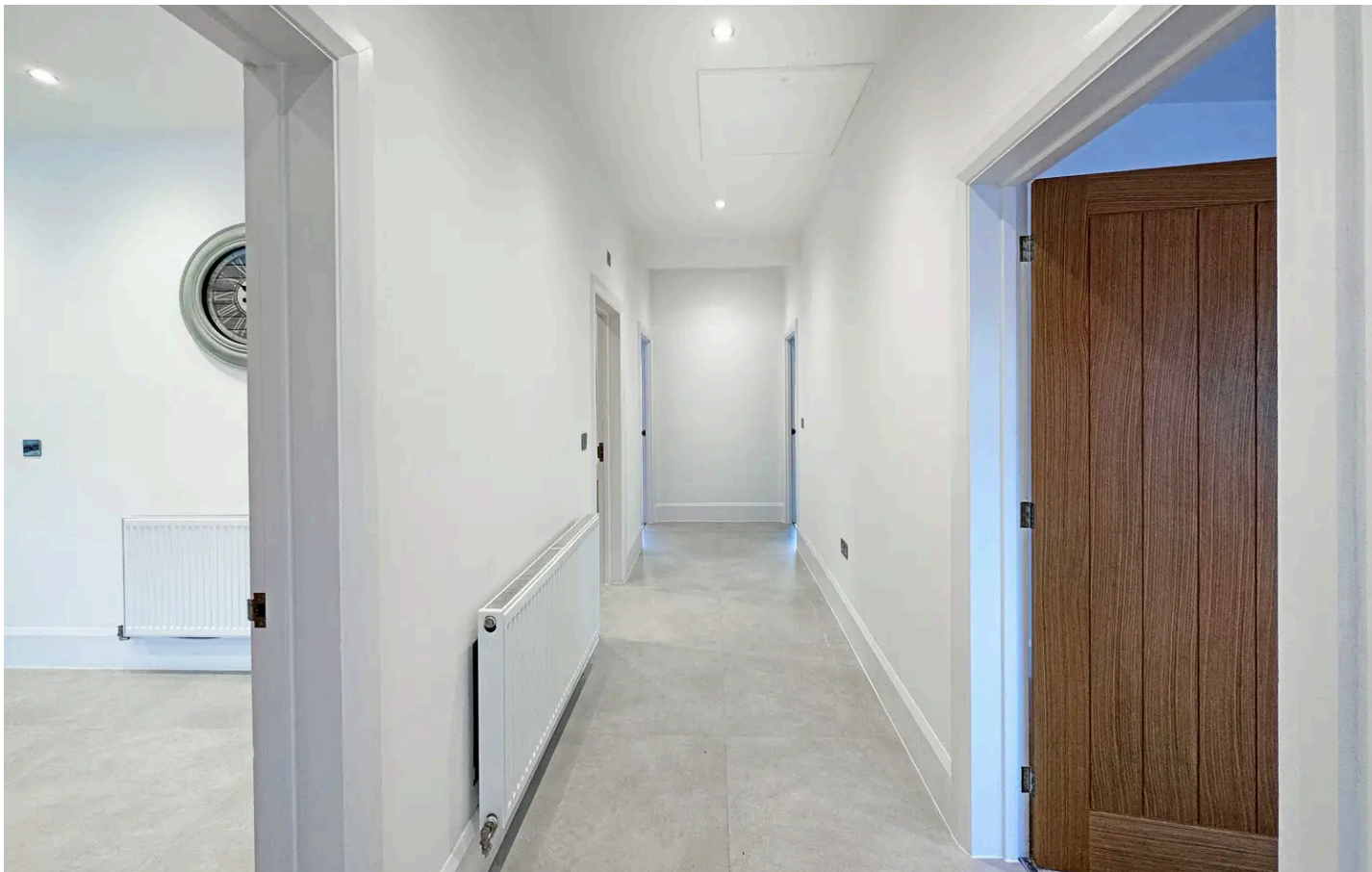




## PROPERTY OVERVIEW

Presented exclusively via Xact Land & New Homes. Church View is a two bedroom detached New Build bungalow, which provides outstanding and versatile accommodation. Set within a most desirable location. This property is set back from the main road behind a block paved driveway providing parking for up to three vehicles. Upon entering the property, you are welcomed via a large entrance hallway with high ceilings at 2.8m, which is a feature throughout the whole property and providing spacious feeling to all rooms. Church View, boasts a well-proportioned living area. With bi-fold doors to the rear garden. A large breakfast kitchen/family room to the front elevation which is fitted with a range of base and wall units with integrated oven, dishwasher, fridge, freezer and an island housing the hob and extractor. The kitchen also provides ample room for freestanding furniture. The utility is conveniently located off the kitchen and provides a courtesy door to the side of the property. The remaining accommodation consists of two double bedrooms with space for wardrobes and a luxury ensuite facility. The second double bedroom is serviced via a family bathroom.





Outside the property enjoys beautifully lawned gardens with a westerly aspect to the rear. The roof having inset Solar Panels. Generating over 3.6KW of free energy, together with an EV charging point. The property comes with an added benefit of a 10 year structural Warranty. To register your interest call Xact today on 01564 496002.

#### KITCHENS & UTILITY

Luxury bespoke fitted kitchen with central island and utility. 30mm solid surface quartz work tops. Integrated appliances. Central feature floating ceiling above island

#### BATHROOM & ENSUITES

Fully tiled walls & floors and contemporary sanitary ware. Large Mira anti slip safe 1600mm low profile shower trays. Franke sinks & Grohe taps. Free standing feature bath with Grohe bath taps

#### FINISHES & FEATURES

High Ceilings 2.8m. 2ft 9in doors throughout with 200mm chamfered feature skirting and architrave. Casement double glazed windows throughout with composite front door and aluminium bifold rear doors. 3.6KW photovoltaic renewable energy and electric EV charging station. Worcester Bosch Combi Boiler with heat recovery flue







#### 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 centre 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

- Two Bedroom New Build Detached Bungalow
- Close to Hockley Heath High Street
- Large Family/Kitchen area
- High Ceilings 2.8m
- 3.6kw of Photovoltaic renewable energy and Electric charging point

#### HALLWAY

4' 7" x 20' 4" (1.40m x 6.21m)

#### LIVING ROOM

13' 7" x 12' 8" (4.13m x 3.86m)

#### LARGE BREAKFAST KITCHEN/FAMILY ROOM

21' 7" x 19' 7" (6.58m x 5.98m)

#### UTILITY ROOM

5' 11" x 5' 11" (1.81m x 1.80m)



**PRINCIPAL BEDROOM**

13' 9" x 12' 8" (4.18m x 3.86m)

**ENSUITE**

10' 5" x 5' 11" (3.18m x 1.80m)

**BEDROOM TWO**

13' 10" x 10' 5" (4.22m x 3.18m)

**FAMILY SHOWER ROOM**

6' 0" x 5' 11" (1.82m x 1.80m)

**OUTSIDE THE PROPERTY****WESTERLY FACING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Bosch oven, hob and microwave, Lamona extractor, dishwasher, fridge and freezer, solar panels, light fittings and all carpets.

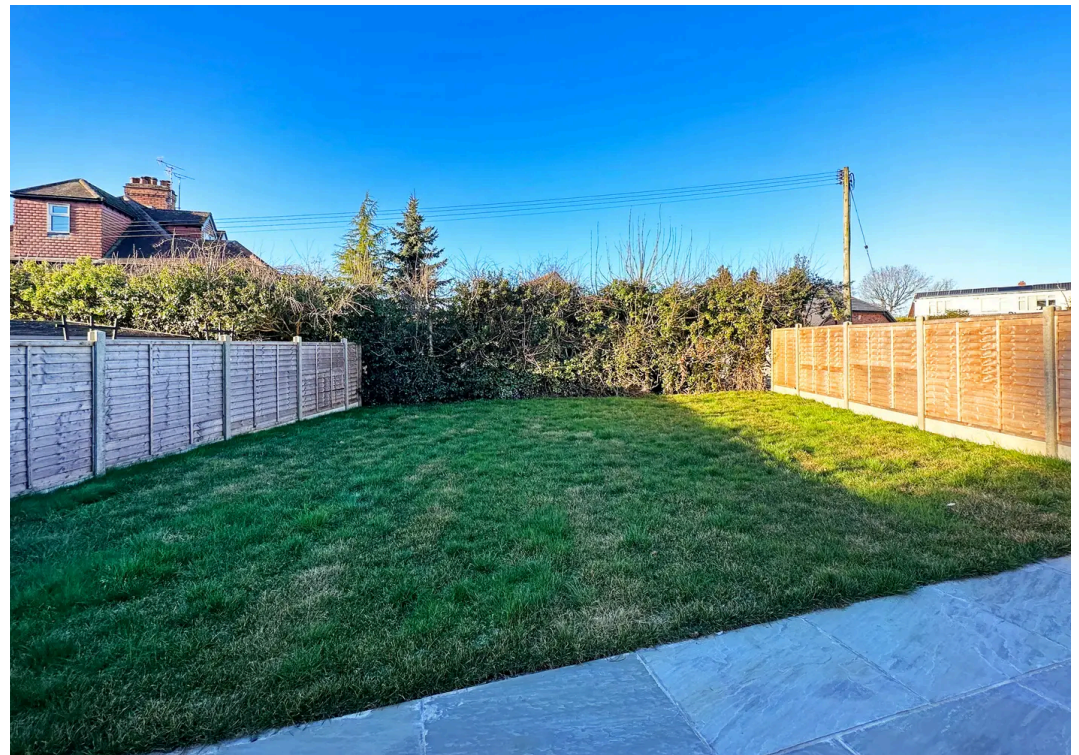
**ADDITIONAL INFORMATION**

Services - Mains gas, electric, sewers and water on a meter. Loft Space - With ladder and lighting. EPC - A rated

**INFORMATION FOR POTENTIAL BUYERS**

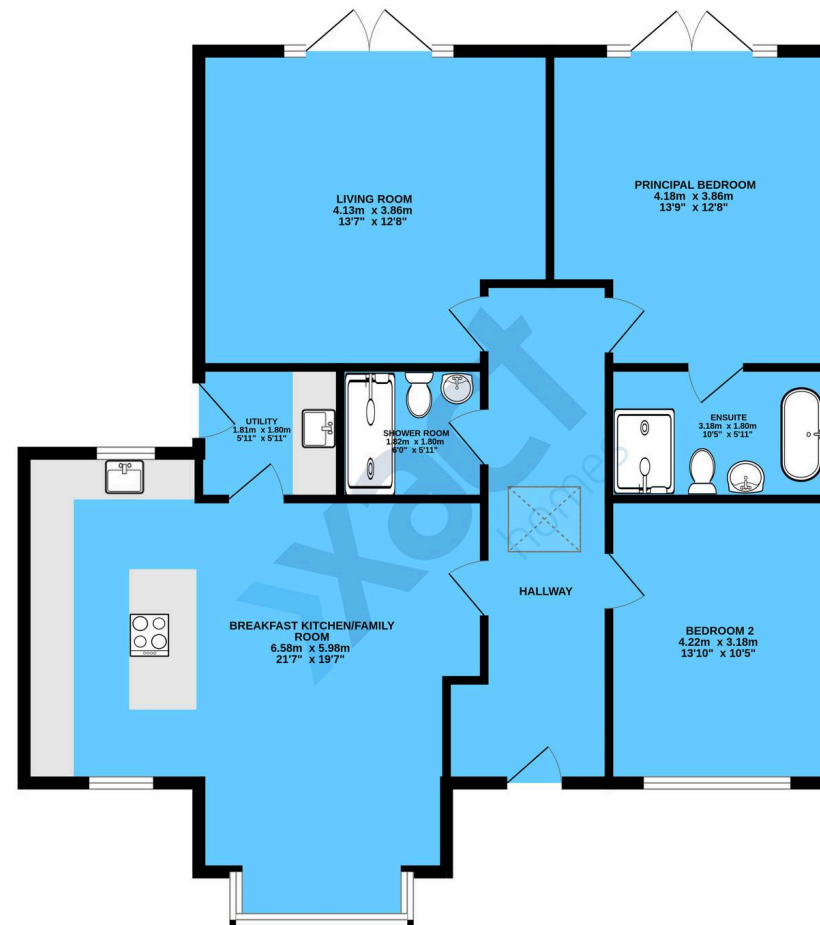
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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







## GROUND FLOOR



TOTAL FLOOR AREA: 105.2 sq.m. (1132 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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