



Stratford Road, Hockley Heath

Offers Over £350,000





PROPERTY OVERVIEW

In the heart of the desirable village of Hockley Heath, this delightful two-bedroom semi-detached property exudes charm and character at every turn. Situated just a short stroll away from local amenities and excellent public transport links, this home offers a perfect blend of convenience and tranquillity. Approaching the property, you are greeted by a large driveway which provides ample parking space for multiple vehicles, ensuring both practicality and ease of access. Stepping inside, the spacious living room welcomes you with its warm ambience, highlighted by a striking feature log burner that adds a touch of elegance. The open plan kitchen and dining area on the ground floor is a bright and inviting space, flooded with natural light, perfect for entertaining or enjoying daily meals in style. Moving to the first floor, you will find two well-appointed bedrooms, including a generously proportioned principal bedroom with fitted wardrobes offering ample storage space. Both bedrooms are served by a family bathroom, providing convenience and comfort for the residents. To the rear of the property, a low maintenance garden provides a tranquil outdoor space for relaxation and enjoyment. Additionally, the property is equipped with an electric car charger, catering to modern sustainable living.



Ideal for first-time buyers seeking a comfortable and well-maintained home, this property offers a wonderful opportunity to settle in a sought-after location. The combination of charming features, convenient amenities, and overall appeal makes this property a standout choice for those looking to establish roots in a vibrant community while enjoying the comforts of a well-appointed residence. With its prime location and practical advantages, this property presents a rare opportunity to secure a home that ticks all the boxes.

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: C

Tenure: Freehold



- Two Bedroom Semi-Detached Property
- Abundance Of Character & Charm Throughout
- Set In The Heart Of Hockley Heath
- Ideal For First-Time Buyers
- Spacious Living With Log Burner
- Principal Bedroom With Fitted Wardrobes
- Open Plan Kitchen / Dining Area
- Driveway With Electric Car Charger

**LIVING ROOM**

14' 9" x 13' 11" (4.50m x 4.24m)

KITCHEN

10' 10" x 5' 5" (3.30m x 1.64m)

DINING AREA

14' 6" x 11' 11" (4.43m x 3.62m)

FIRST FLOOR**PRINCIPAL BEDROOM**

14' 2" x 10' 6" (4.33m x 3.19m)

BEDROOM TWO

11' 11" x 7' 7" (3.62m x 2.31m)

BATHROOM

8' 3" x 5' 6" (2.51m x 1.68m)

TOTAL SQUARE FOOTAGE

Total floor area: 77.1 sq.m. = 830 sq.ft. approx.

OUTSIDE THE PROPERTY**A LOW MAINTENANCE GARDEN****AN ELECTRIC CAR CHARGER****ITEMS INCLUDED IN SALE**

Free standing cooker, integrated oven, integrated hob, extractor, fridge freezer, all carpets, some curtains, all blinds, fitted wardrobes in two wardrobes and all light fittings.



ADDITIONAL INFORMATION

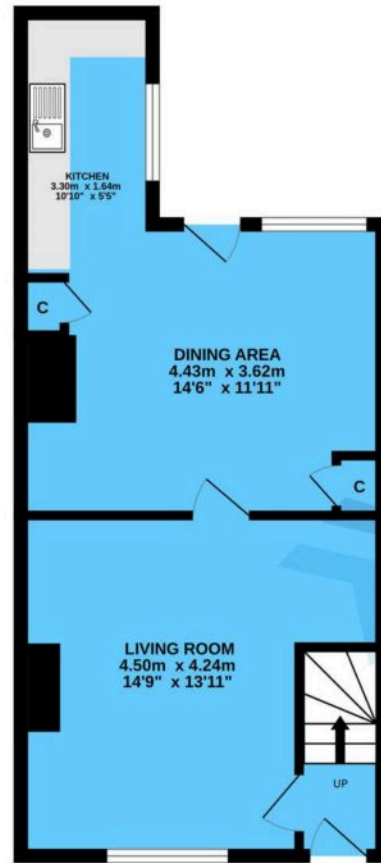
Services - mains gas, LPG, electricity and mains sewers. Broadband - Sky. Loft space - boarded with ladder and lighting.

INFORMATION FOR POTENTIAL BUYERS

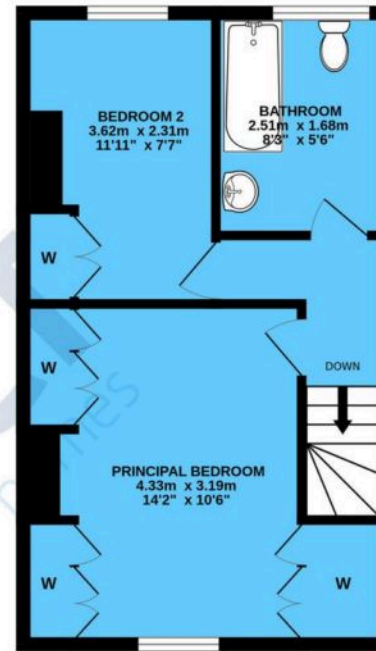
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
40.7 sq.m. (438 sq.ft.) approx.



1ST FLOOR
36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA: 77.1 sq.m. (830 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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