



35% Shared Ownership, Webb Grove, Hockley Heath

Guide Price £131,250

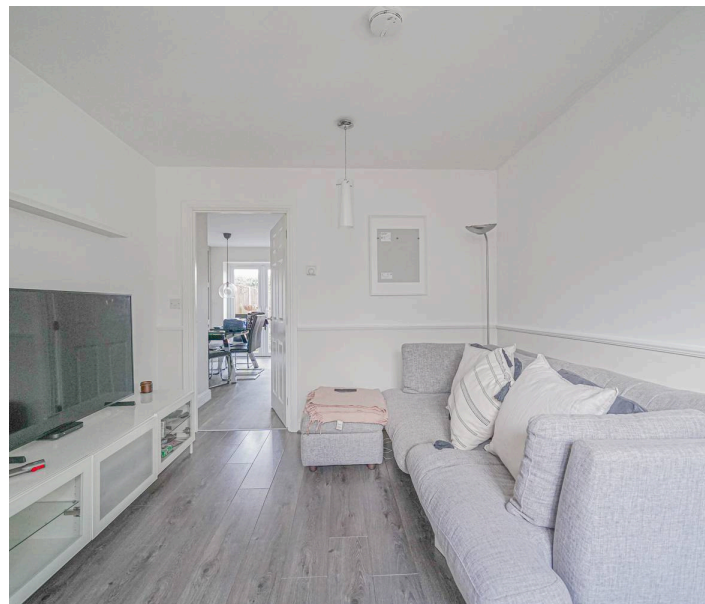




## PROPERTY OVERVIEW

### 35% SHARED OWNERSHIP

We are delighted to present this modern and stylish two-bedroom semi-detached house, built in 2018, to the market. The property boasts a charming kerb appeal, set behind a front lawn and tarmac driveway with two tandem spaces, providing ample parking for residents and visitors alike. Upon entering the property, you are greeted by a welcoming entrance hallway that leads you into a generous lounge, perfect for relaxing and entertaining. The breakfast kitchen located at the rear of the property is well-appointed and benefits from French doors that open onto the garden, allowing natural light to flood the space. Ascending the stairs, you will find two double bedrooms, both spacious and well-proportioned, serviced by a modern family bathroom. The thoughtful layout of the property ensures a comfortable living environment for its residents. To the rear of the property lies the private garden, mainly laid with lawn and featuring a full-width patio area. Situated in the heart of Hockley Heath, this property benefits from a prime location within walking distance to all local amenities, including shops and restaurants. The area is renowned for its sense of community and convenient access to essential services, making it an ideal place to call home.





In summary, this well-presented two-bedroom semi-detached house offers a fantastic opportunity for buyers seeking a contemporary and comfortable living space in a sought-after location. Don't miss your chance to make this property your own and enjoy all that it has to offer. Contact us today to arrange a viewing and experience the charm of this wonderful home for yourself.

#### 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: Leasehold





- Two Bedroom Semi-Detached House Built In 2018
- Set Behind A Front Lawn And Tarmac Driveway With Two Tandem Spaces
- Downstairs The Property Has A Entrance Hallway Which Leads To A Generous Lounge With A Breakfast Kitchen At The Rear Benefitting From French Doors Onto The Garden
- Upstairs The Property Is Comprised Of Two Double Bedrooms Both Serviced By A Modern Family Bathroom
- To The Rear Of The Property Is The Private Garden Which Is Mainly Laid With Lawn Featuring A Full Width Patio Area
- Located In The Heart Of Hockley Heath Walking Distance To All Local Amenities

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

13' 7" x 10' 2" (4.14m x 3.10m)

#### **BREAKFAST KITCHEN**

14' 3" x 13' 9" (4.34m x 4.19m)

#### **WC**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 9" x 11' 5" (4.19m x 3.48m)

#### **BEDROOM TWO**

13' 9" x 9' 0" (4.19m x 2.74m)

#### **BATHROOM**

7' 1" x 5' 7" (2.16m x 1.70m)

#### **TOTAL SQUARE FOOTAGE**

73.0 sq.m (786 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **TWO TANDEM PARKING SPACES**

### **PRIVATE REAR GARDEN WITH FULL WIDTH PATIO**

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

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, garden shed, some carpets, curtains and all light fittings.

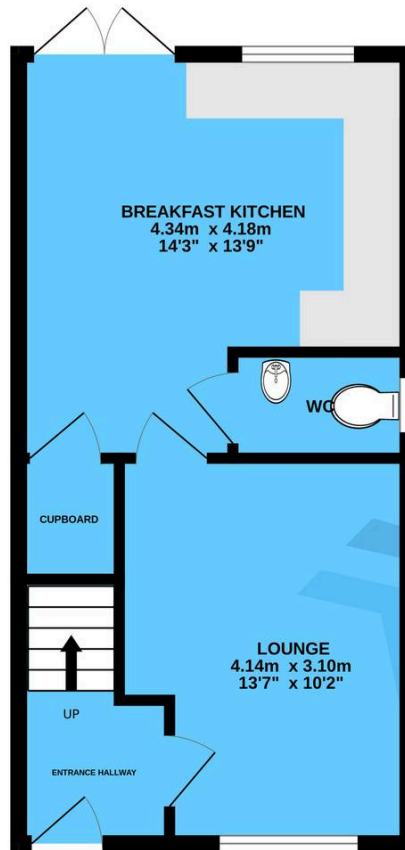
### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - TBC. Service charge - TBC. Ground rent - TBC.

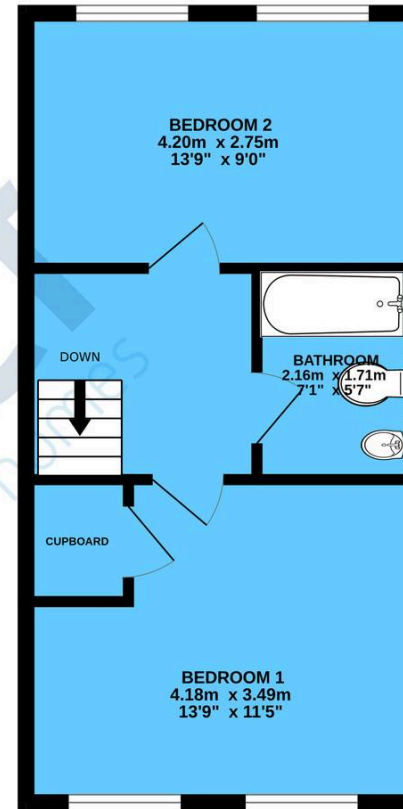
### **INFORMATION FOR POTENTIAL BUYERS**

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



1ST FLOOR



TOTAL FLOOR AREA : 73.0 sq.m. (786 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.  
Made with Metroplan 62025

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