



Hazel Grove, Hockley Heath

Offers Over £400,000





PROPERTY OVERVIEW

Nestled within a tranquil cul-de-sac, this well-proportioned three-bedroom semi-detached house offers a haven of tranquility in the heart of Hockley Heath. The property is set behind a block-paved driveway providing ample parking space, ensuring convenience for you and your guests.

Upon entering, a spacious hallway guides you through the ground floor accommodation, which features a guest W/C, two inviting reception rooms filled with natural light, and a fully fitted kitchen boasting modern conveniences for culinary enthusiasts.

Ascending the stairs, you will discover three evenly sized bedrooms, each offering a peaceful retreat for rest and relaxation. These bedrooms are thoughtfully serviced by a well-appointed modern bathroom, exuding a sense of luxury and sophistication.

Stepping outside, the rear of the property reveals a meticulously maintained garden, predominantly laid with a verdant lawn.





Conveniently situated in the sought-after locale of Hockley Heath, residents benefit from the property's proximity to an array of local amenities, ensuring an effortless lifestyle with shops, cafes, restaurants, and other conveniences all within walking distance. The surrounding area also offers access to reputable schools, recreational facilities, and picturesque walking trails for enjoying the great outdoors.

This charming residence presents an exceptional opportunity for those seeking a comfortable family home in a peaceful yet well-connected location. With its well-designed living spaces, modern features, and prime setting, this property is sure to appeal to discerning buyers looking to embrace the serene lifestyle on offer in this delightful corner of Hockley Heath.

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: D

Tenure: Freehold





- Well Proportioned Three Bedroom Semi Detached House Set In A Quiet Cul-De-Sac
- Set Behind A Block Paved Driveway With Ample Parking
- Downstairs, All Accommodation Is Accessed Via The Large Entrance Hallway Which Leads To A Guest W/C, Two Light Reception Rooms And A Fully Fitted Kitchen
- Upstairs, The Property Boasts Three Evenly Sized Bedrooms, All Serviced By The Well Appointed Modern Bathroom
- To The Rear Of The Property Is The Well Maintained Garden Which Is Mainly Laid With Lawn
- Located In The Heart Of Hockley Heath Within Walking Distance To All Of Hockley Heath's Amenities



ENTRANCE HALLWAY

WC

KITCHEN

14' 11" x 6' 0" (4.55m x 1.83m)

DINING ROOM

14' 10" x 6' 7" (4.51m x 2.00m)

LOUNGE

16' 1" x 10' 6" (4.91m x 3.20m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 9" x 10' 7" (4.49m x 3.23m)

BEDROOM TWO

11' 9" x 10' 6" (3.59m x 3.21m)

BEDROOM THREE

11' 3" x 6' 1" (3.44m x 1.86m)

BATHROOM

7' 3" x 6' 8" (2.22m x 2.02m)

TOTAL SQUARE FOOTAGE

96.0 sq.m (1033 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, all carpets, all curtains, all blinds, all light fittings, garden shed and a 2025 electric car charging point.

ADDITIONAL INFORMATION

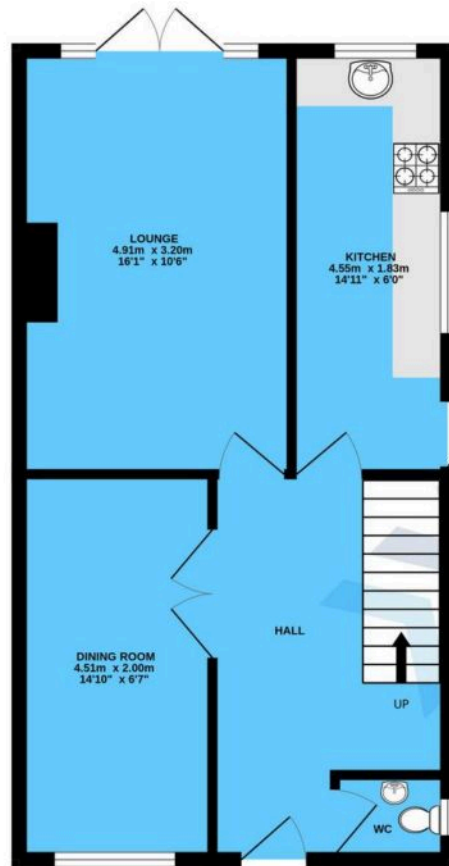
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

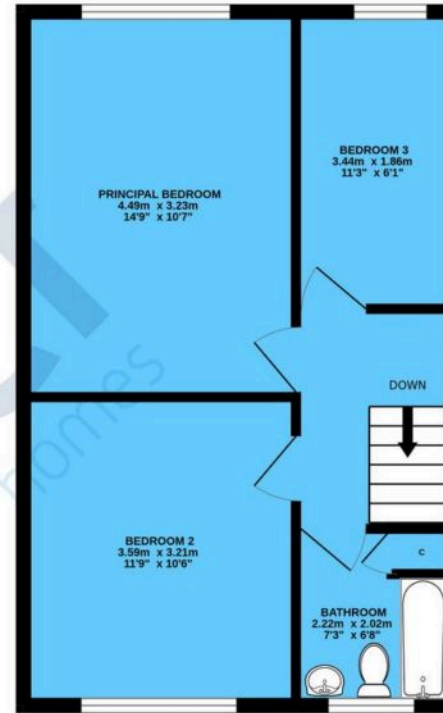
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 96.0 sq.m. (1033 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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