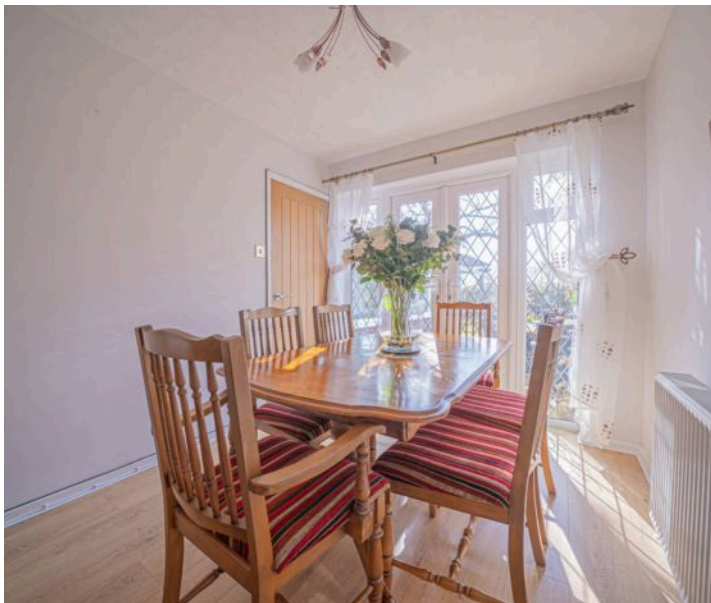




## Park View, Hockley Heath

Guide Price £625,000





## PROPERTY OVERVIEW

Nestled within the serene confines of a quiet cul-de-sac in the sought-after area of Hockley Heath, this significantly extended four-bedroom detached family home offers an unparalleled living experience. Boasting a picturesque open aspect that backs onto a tranquil park, this property embodies the perfect blend of peaceful surroundings and convenient urban amenities. Welcoming residents and guests alike, a large entrance porch provides a warm reception, leading into an internal hallway that grants access to the garage, cloak cupboard, and downstairs WC. Functionality and convenience are seamlessly integrated into the layout of this home, ensuring ease of living. Upon entering, one is greeted by a spacious living room, dining room, and conservatory that seamlessly flow onto the meticulously landscaped rear garden. An extended breakfast kitchen with a side utility provides ample space for culinary pursuits, while three reception rooms on the ground floor offer versatile options for relaxation and entertainment. Ascending to the first floor, four generously proportioned bedrooms await, complemented by a large extended family bathroom that exudes comfort and style with a separate inset bath and double width shower. The principal bedroom is located to the rear of the property overlooking the garden and park and features dual width fitted wardrobes.



One of the stand out features of this property lies in its beautifully landscaped rear garden, presenting a southerly facing private expanse that beckons both relaxation and entertainment. A patio area either side of the conservatory offers a perfect setting for outdoor gatherings, while a decorative pergola adds a touch of elegance. Included is a Simplicity greenhouse and a useful storage shed for practical storage needs, completing the harmonious blend of form and function in the outdoor space. In conclusion, this property caters for modern family living, offering a sanctuary of serenity and comfort within a vibrant community. With three reception rooms and an extended layout, plus enchanting outdoor space, this is an ideal family home close to all local schools.

#### 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: E

Tenure: Freehold





- Significantly Extended Four Bedroom Detached Family Home
- Set Within A Quiet Cul-De-Sac Of Hockley Heath With Open Aspect Backing Onto Park
- Superb Accommodation Including Three Reception Rooms To Ground Floor Plus Extended Breakfast Kitchen With Side Utility
- Four Bedrooms To First Floor With Large Extended Family Bathroom
- Living Room, Dining Room And Conservatory Opening Onto Rear Garden
- Large Entrance Porch Leading Into Garage And Internal Entrance Hallway With Separate Cloak Cupboard And Downstairs WC
- Beautifully Landscaped Rear Garden With Southerly Facing Private Aspect, Patio Area, Decorative Pergola And Useful Storage Shed

#### **ENTRANCE PORCH**

#### **HALLWAY**

#### **WC**

#### **LIVING ROOM**

15' 9" x 14' 9" (4.80m x 4.50m)

#### **CONSERVATORY**

13' 1" x 12' 6" (3.99m x 3.81m)

#### **DINING ROOM**

10' 2" x 8' 2" (3.10m x 2.49m)

#### **BREAKFAST KITCHEN**

26' 11" x 8' 2" (8.20m x 2.49m)

#### **UTILITY AREA**

23' 0" x 4' 7" (7.01m x 1.40m)

#### **INTEGRAL GARAGE**

25' 3" x 8' 8" (7.70m x 2.64m)



## FIRST FLOOR

### PRINCIPAL BEDROOM

12' 6" x 11' 7" (3.81m x 3.53m)

### BEDROOM TWO

11' 6" x 8' 2" (3.51m x 2.49m)

### BEDROOM THREE

11' 2" x 8' 8" (3.40m x 2.64m)

### BEDROOM FOUR

11' 4" x 7' 10" (3.45m x 2.39m)

### BATHROOM

15' 11" x 6' 11" (4.85m x 2.11m)

### TOTAL SQUARE FOOTAGE

162.1 sq.m (1745 sq.ft) approx.

### OUTSIDE THE PROPERTY

#### LANDSCAPED GARDEN WITH PATIO AREA

#### DRIVEWAY PARKING FOR MULTIPLE VEHICLES

### ITEMS INCLUDED IN THE SALE

Range Master free standing cooker, Range Master extractor, Hisense washing machine, Yardmaster garden shed, Simplicity greenhouse, all carpets, curtains, blinds and light fittings, CCTV and fitted wardrobes in one bedroom.

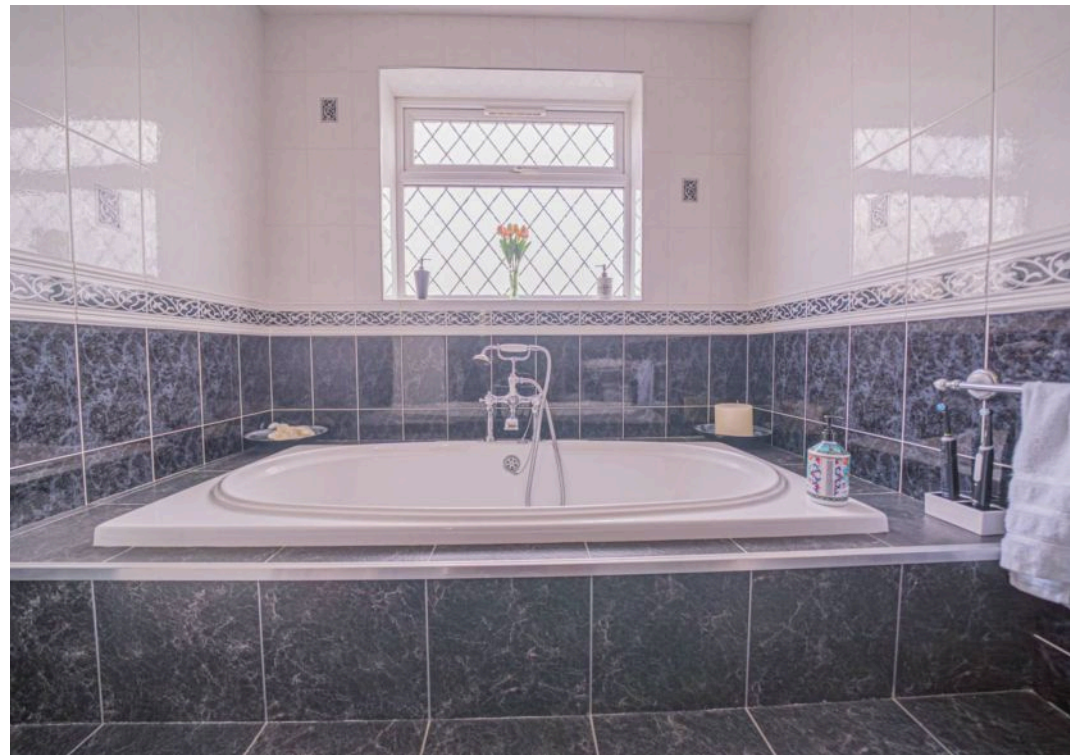
### ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.



#### **INFORMATION FOR POTENTIAL BUYERS**

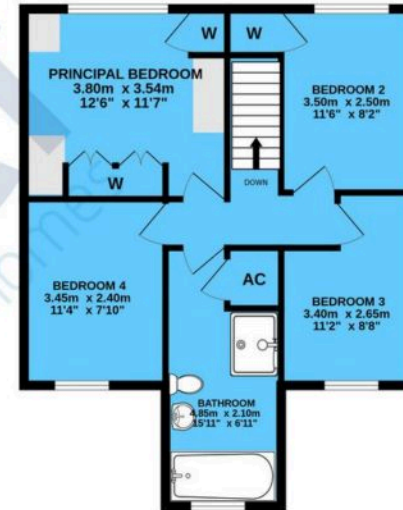
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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: 162.1 sq.m. (1745 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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