



## Rashwood Close, Hockley Heath

Guide Price £425,000







## PROPERTY OVERVIEW

Nestled in the charming locale of Hockley Heath Village, this exquisite semi-detached house offers a harmonious blend of contemporary living and convenient location. Boasting four bedrooms and two bathrooms, this property is the epitome of refined elegance and functional design.

Stepping inside, you are greeted by a spacious hallway that leads to all the downstairs living areas. The fully equipped kitchen, situated to the front of the house, beckons aspiring chefs to create culinary delights. The large lounge, located at the rear, offers a tranquil retreat with French doors opening to the garden, inviting natural light to dance through the space.

Importantly, the property has received planning permission for a single storey side extension, with groundworks already in place, offering the opportunity to further enhance and expand the living space to suit your individual needs.

Ascending to the first floor, three well-proportioned bedrooms await, each offering a peaceful sanctuary for rest and relaxation. These bedrooms are complemented by the main family bathroom, presenting a haven of rejuvenation and comfort.

Venturing upwards to the second floor, the crowning jewel of this residence awaits. The principal bedroom exudes sophistication and luxury, featuring an en-suite shower room that caters to the discerning homeowner's desire for privacy and indulgence.





Outside, the meticulously landscaped wrap-around south facing garden envelops the property in serenity, creating an oasis of calm amidst the bustling surroundings. The decking area provides the perfect spot for al-fresco dining or simply unwinding in the fresh air, while the verdant green views offer a glimpse of nature's tranquillity.

Conveniently located within walking distance to Hockley Heath Village, all the amenities and attractions of this vibrant community are within easy reach. From quaint shops to cosy cafes, this property is a gateway to a lifestyle of convenience and comfort.

In summary, this semi-detached house presents a rare opportunity to own a home that seamlessly marries style and substance. With its impeccable design, prime location, and thoughtful features, this property stands as a testament to refined living in the heart of Hockley Heath Village.

#### 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







- Four Bedroom, Two Bathroom Semi Detached House Located Walking Distance To Hockley Heath Village
- All Downstairs Living Accomodation Is Located Off The Hallway & Includes A Fully Kitted Kitchen To The Front Of The Property & A Large Lounge To The Rear With French Doors To The Garden
- Planning Permission Granted For Single Storey Side Extension With Groundworks Already In Place
- To The First Floor Are Three Well Proportioned Bedrooms Which Are Serviced By The Main Family Bathroom
- Located On The Second Floor Is The Principal Bedroom Which Boasts An En-Suite Shower Room
- To The Rear Of The Property Is The Landscaped Wrap Around South Facing Garden Featuring A Decking Area & Green Views
- Located Walking Distance To Hockley Heath Village & All Of Hockley Heath's Amenities



## **ENTRANCE HALLWAY**

## **WC**

## **KITCHEN**

12' 0" x 8' 6" (3.66m x 2.60m)

## **LOUNGE**

15' 10" x 11' 11" (4.82m x 3.63m)

## **FIRST FLOOR**

## **BEDROOM TWO**

10' 6" x 8' 11" (3.20m x 2.73m)

## **BEDROOM THREE**

10' 5" x 8' 11" (3.17m x 2.73m)

## **BEDROOM FOUR**

8' 2" x 6' 10" (2.50m x 2.09m)

## **BATHROOM**

6' 6" x 6' 3" (1.99m x 1.90m)

## **SECOND FLOOR**

## **PRINCIPAL BEDROOM**

16' 2" x 15' 6" (4.92m x 4.72m)

## **ENSUITE**

9' 2" x 6' 4" (2.80m x 1.93m)

## **TOTAL SQUARE FOOTAGE**

91.8 sq.m (988 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **GARAGE**

## **DRIVEWAY PARKING**

## **LANDSCAPED SOUTH FACING GARDEN**

## **DECKING AREA**



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, all carpets, all curtains, all blinds, some light fittings and fitted wardrobes in three bedrooms.

**ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity.

**INFORMATION FOR POTENTIAL BUYERS**

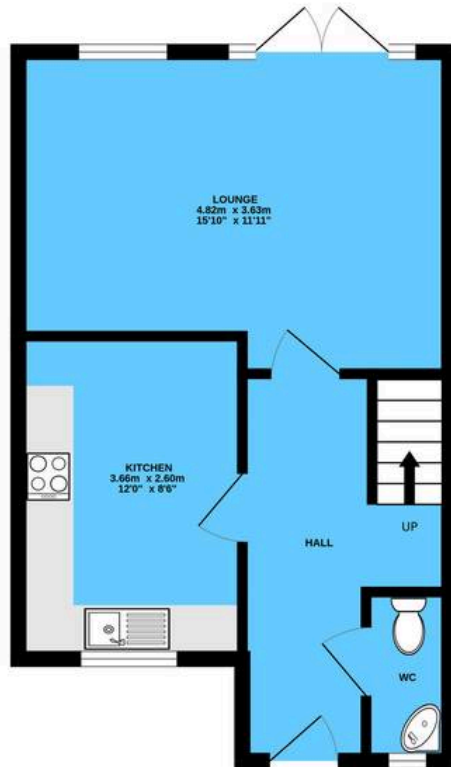
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



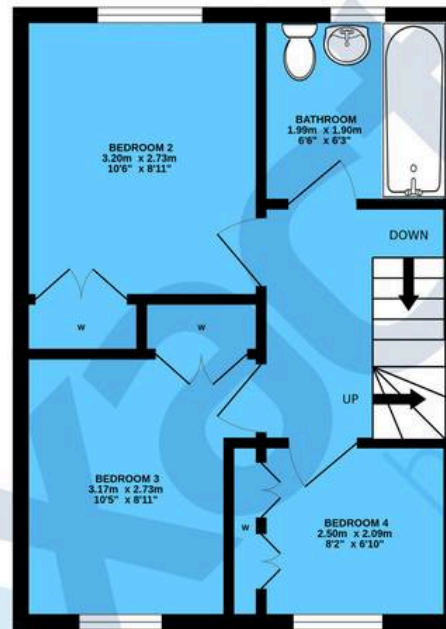




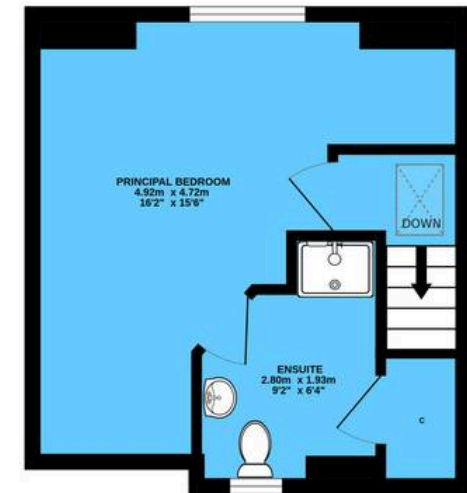
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 91.8 sq.m. (988 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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