



# Hazel Grove, Hockley Heath

Guide Price £425,000





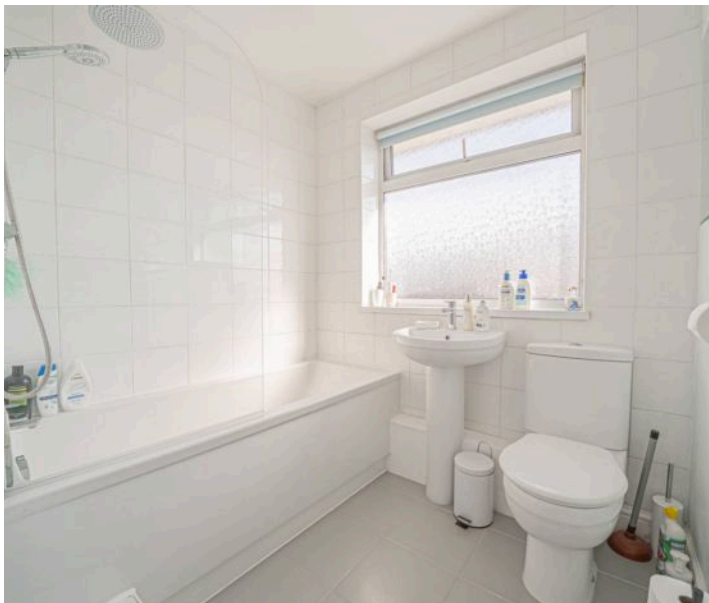
## PROPERTY OVERVIEW

Located in the peaceful setting of a quiet cul-de-sac in Hockley Heath, this charming three-bedroom semi-detached house presents an enticing opportunity for those seeking a harmonious blend of suburban tranquility and modern convenience. Ample parking is provided by a driveway predominantly surfaced with tarmac, ensuring practicality and ease of access for residents and guests alike.

The property is accessed via an entrance porch, leading through to the spacious hallway. The ground floor offers a comfortable layout, featuring three reception rooms, one of which is a conservatory which floods the space with natural light. Adding to the appeal is a modern fitted kitchen, ideal for every-day living and entertaining, and a convenient guest WC.

Ascending the staircase to the upper level, three generously proportioned bedrooms await, each offering a tranquil retreat for rest and relaxation. Serviced by a well-appointed family bathroom, residents can unwind in comfort and style after a busy day.

Stepping outside to the rear of the property, you will discover a beautifully landscaped rear garden. The garden is predominantly laid with lawn, complemented by a charming decking area adjacent to the conservatory.





Conveniently located within walking distance to the heart of Hockley Heath Village, residents have easy access to a plethora of amenities, ensuring that daily necessities and leisure activities are all within reach. Whether it's a leisurely stroll, a quick shopping trip, or enjoying the vibrant local community, this property offers an ideal blend of convenience and comfort for discerning homeowners.

In summary, this well-presented semi-detached house in Hockley Heath represents a rare opportunity to embrace a lifestyle defined by peace, convenience, and modern comfort. Arrange a viewing today and discover the endless possibilities that this property has to offer.

#### 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





- Three Bedroom Semi-Detached House Located In A Quiet Cul-De-Sac Walking Distance From The Centre Of Hockley Heath
- Set Behind A Driveway Mainly Laid With Tarmac, Providing Ample Parking
- All Downstairs Living Accommodation Is Accessed Via The Entrance Hallway, Which Leads To Three Reception Rooms, A Modern Fitted Kitchen & A Guest WC
- Upstairs, The Property Boasts Three Well Proportioned Bedrooms, All Of Which Are Serviced By A Well Appointed Family Bathroom
- To The Rear Of The Property Is The Landscaped Garden Which Is Mainly Laid With Lawn & Benefits From A Decking Area Adjacent To The Conservatory
- Set Within Walking Distance To Hockley Heath Village & All Of Hockley Heath's Amenities



**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**WC**

**STUDY**

15' 3" x 7' 9" (4.65m x 2.35m)

**KITCHEN**

16' 3" x 9' 8" (4.95m x 2.95m)

**LIVING ROOM**

16' 1" x 10' 10" (4.90m x 3.30m)

**CONSERVATORY**

9' 10" x 9' 10" (3.00m x 3.00m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

15' 1" x 11' 0" (4.60m x 3.35m)

**BEDROOM TWO**

11' 10" x 11' 0" (3.60m x 3.35m)

**BEDROOM THREE**

11' 2" x 6' 7" (3.40m x 2.00m)

**BATHROOM**

7' 1" x 6' 7" (2.15m x 2.00m)

**TOTAL SQUARE FOOTAGE**

115.2 sq.m (1240 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING**

**LANDSCAPED GARDEN**

**DECKING AREA**



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

Zanussi integrated oven, AEG integrated hob, Elica extractor, Lamona fridge/freezer, Lamona dishwasher, all carpets, all blinds, some light fittings, fitted wardrobes in two bedrooms and garden shed.

#### **ADDITIONAL INFORMATION**

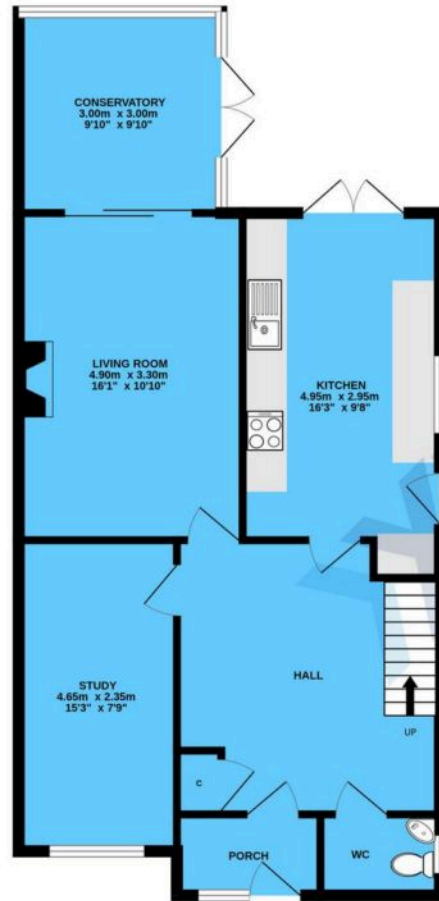
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

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

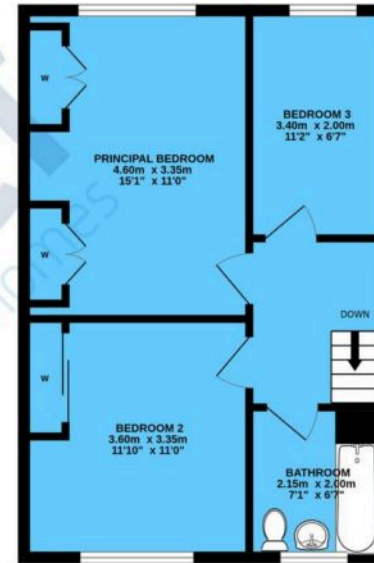
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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: 115.2 sq.m. (1240 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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# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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