



Vicarage Road, Hockley Heath

Guide Price £650,000





## PROPERTY OVERVIEW

Nestled within the idyllic Warwickshire countryside, this large three-bedroom semi-detached bungalow presents a unique opportunity to own a property with outstanding views and ample living space. The property, originally constructed as the local school in 1867, exudes character and charm, offering a perfect blend of historical significance and modern comfort. Approached via a large front lawn, the property is set back from the road, providing a sense of privacy and tranquility. The accompanying driveway offers parking for multiple cars, ensuring convenience for residents and guests alike. Stepping inside, all living accommodation is conveniently accessed via the entrance hallway, leading to a spacious lounge with picture windows and French doors that offer sweeping vistas over the fields to the front of the property. The well-proportioned breakfast kitchen is a highlight of the home, complete with a useful pantry and a separate utility room, catering to the practical needs of modern living. The property boasts three generously sized double bedrooms, each offering ample space for relaxation and rest. Additionally, a separate study provides a dedicated space for remote work or hobbies. The family bathroom and an additional shower room serve the bedrooms, ensuring convenience and comfort for all residents.





To the rear of the property, a large courtyard garden provides a peaceful retreat, perfect for al fresco dining or enjoying the fresh country air. The garden backs onto the adjoining fields, enhancing the sense of space and serenity that this property offers. Ideally situated within the picturesque Warwickshire countryside, this property provides a rare opportunity to enjoy a peaceful rural lifestyle while still being within easy reach of local amenities and transport links. Whether you are looking for a weekend getaway or a permanent residence, this property promises a harmonious blend of comfort, character, and natural beauty.

#### 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: F

Tenure: Freehold





- Large Three Bedroom Semi-Detached Bungalow With Outstanding Views
- Set Behind A Large Front Lawn & Accompanying Driveway With Parking For Multiple Vehicles
- All Living Accommodation Is Accessed Via The Entrance Hallway Leading To A Large Lounge With Picture Windows & French Doors Looking Over Fields To The Front Of The Property
- The Property Also Benefits From A Well Proportioned Breakfast Kitchen Which Is Supported By A Useful Pantry & Separate Utility Room
- The Property Has Three Large Double Bedrooms Which Are Served By A Family Bathroom & An Additional Separate Shower Room
- To The Rear Of The Property Is A Large Courtyard Garden Backing Onto The Adjoining Fields
- Set Within The Beautiful Warwickshire Countryside
- Originally The Local School Build In 1867
- Large Loft With Potential To Convert STPP

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

32' 2" x 18' 1" (9.80m x 5.51m)

#### **STUDY**

7' 10" x 6' 7" (2.39m x 2.01m)

#### **BREAKFAST KITCHEN**

18' 6" x 9' 0" (5.64m x 2.74m)

#### **PANTRY**

#### **UTILITY**

4' 9" x 4' 5" (1.45m x 1.35m)

#### **BEDROOM ONE**

18' 1" x 12' 6" (5.51m x 3.81m)

#### **BEDROOM TWO**

14' 11" x 9' 10" (4.55m x 3.00m)



#### **SHOWER ROOM**

#### **WC**

#### **BEDROOM THREE**

13' 0" x 12' 10" (3.96m x 3.91m)

#### **BATHROOM**

12' 0" x 4' 5" (3.66m x 1.35m)

#### **OUTSIDE THE PROPERTY**

#### **BOILER HOUSE**

9' 0" x 8' 6" (2.74m x 2.59m)

#### **STORE**

9' 0" x 3' 3" (2.74m x 0.99m)

#### **TOTAL SQUARE FOOTAGE**

162.5 sq.m (1749 sq.ft) approx.

#### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

#### **LARGE COURTYARD GARDEN**

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

Garden shed and workshop.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains electricity and sewers. Broadband - cable. 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.

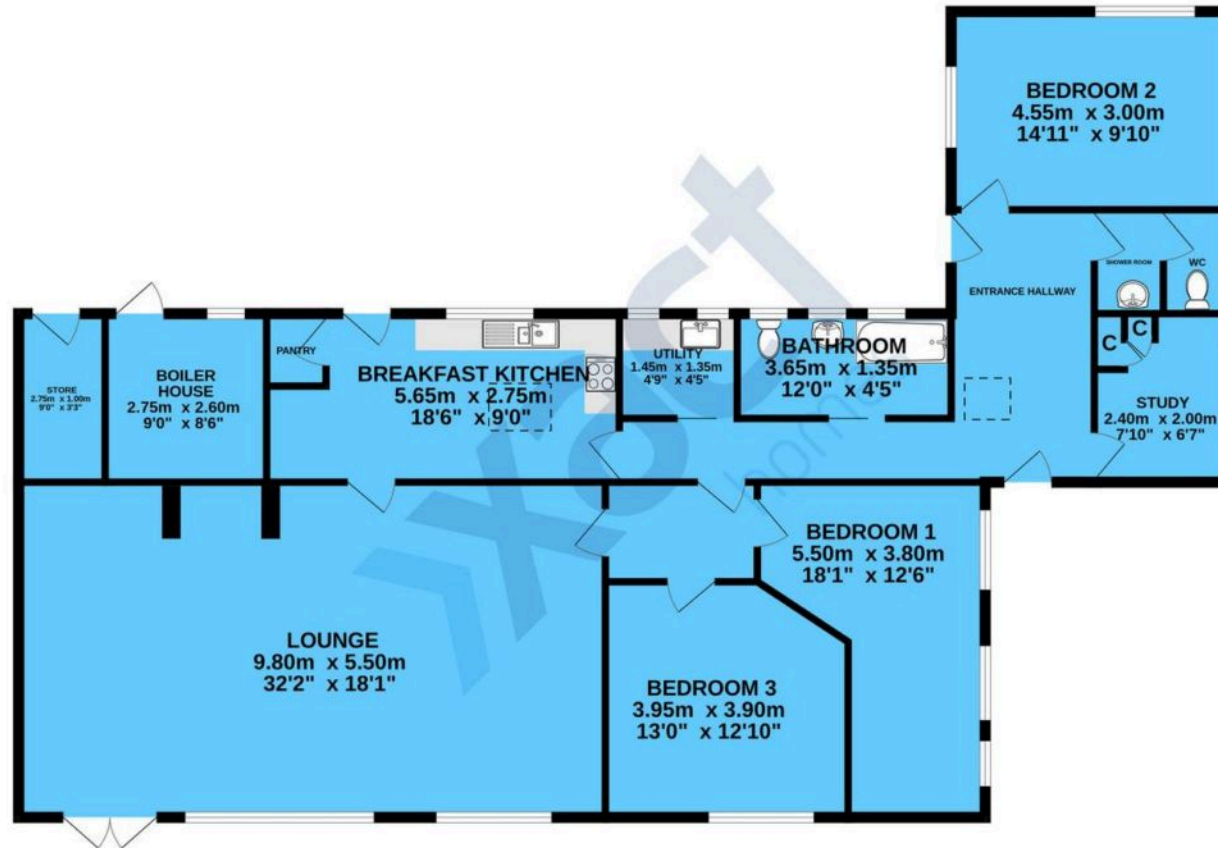
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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



TOTAL FLOOR AREA: 162.5 sq.m. (1749 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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