



Shelfield Close, Hockley Heath

Guide Price £375,000





PROPERTY OVERVIEW

Nestled in the picturesque village of Hockley Heath, this charming three-bedroom mews house offers a tranquil retreat in a sought-after location. Upon entering the property, you are welcomed by a spacious entrance hallway leading to all the downstairs living accommodation. The fully fitted breakfast kitchen is positioned at the front of the house. Towards the rear, a well-proportioned lounge awaits, complemented by a conservatory that floods the room with natural light and offers a seamless transition to the outdoor space. Moving to the upper floor, the property features three bedrooms, each offering a comfortable and peaceful haven for rest and relaxation. These bedrooms are served by a modern family shower room, boasting contemporary finishes and convenience. Outside, the property presents a landscaped garden predominantly laid with a manicured lawn, providing a serene outdoor setting for al fresco dining, entertaining, or simply unwinding amidst nature's beauty. One of the notable advantages of this property is its location within the Tudor Grange Academy catchment area, offering residents access to quality education facilities. Additionally, the property enjoys close proximity to Hockley Heath village, where a range of amenities, including shops, cafes, and recreational options, can be found within walking distance, ensuring convenience for every-day needs.





In summary, this mews house offers a harmonious blend of modern living spaces, serene outdoor surroundings, and a convenient village location, making it an ideal choice for those seeking a peaceful yet well-connected lifestyle in the heart 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



- Three Bedroom Mews House Located In The Heart Of Hockley Heath Village
- Fully Fitted Breakfast Kitchen To The Front Of The Property
- To The Rear A Well Proportioned Lounge & Conservatory.
- Three Bedrooms All Of Which Are Supported By A Modern Family Shower Room
- To The Rear Of The Property Is A Landscaped Garden Mainly Laid With Lawn
- Situated In Tudor Grange Academy Catchment Area
- Located Walking Distance To Hockley Heath Village & All Of Hockley Heath Amenities



ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

12' 7" x 7' 10" (3.84m x 2.39m)

LOUNGE

15' 4" x 11' 9" (4.67m x 3.58m)

CONSERVATORY

9' 2" x 8' 8" (2.79m x 2.64m)

FIRST FLOOR

BEDROOM ONE

13' 7" x 9' 1" (4.14m x 2.77m)

BEDROOM TWO

9' 2" x 9' 1" (2.79m x 2.77m)

BEDROOM THREE

8' 6" x 5' 11" (2.59m x 1.80m)

SHOWER ROOM

6' 2" x 5' 10" (1.88m x 1.78m)

TOTAL SQUARE FOOTAGE

77.5 sq.m (834 sq.ft) approx.

OUTSIDE THE PROPERTY

LANDSCAPED GARDEN

ALLOCATED PARKING

GARAGE



ITEMS INCLUDED IN THE SALE

Integrated oven, integrate hob, extractor, all carpets, some curtains, blinds and light fittings and fitted wardrobe in two bedrooms.

ADDITIONAL INFORMATION

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

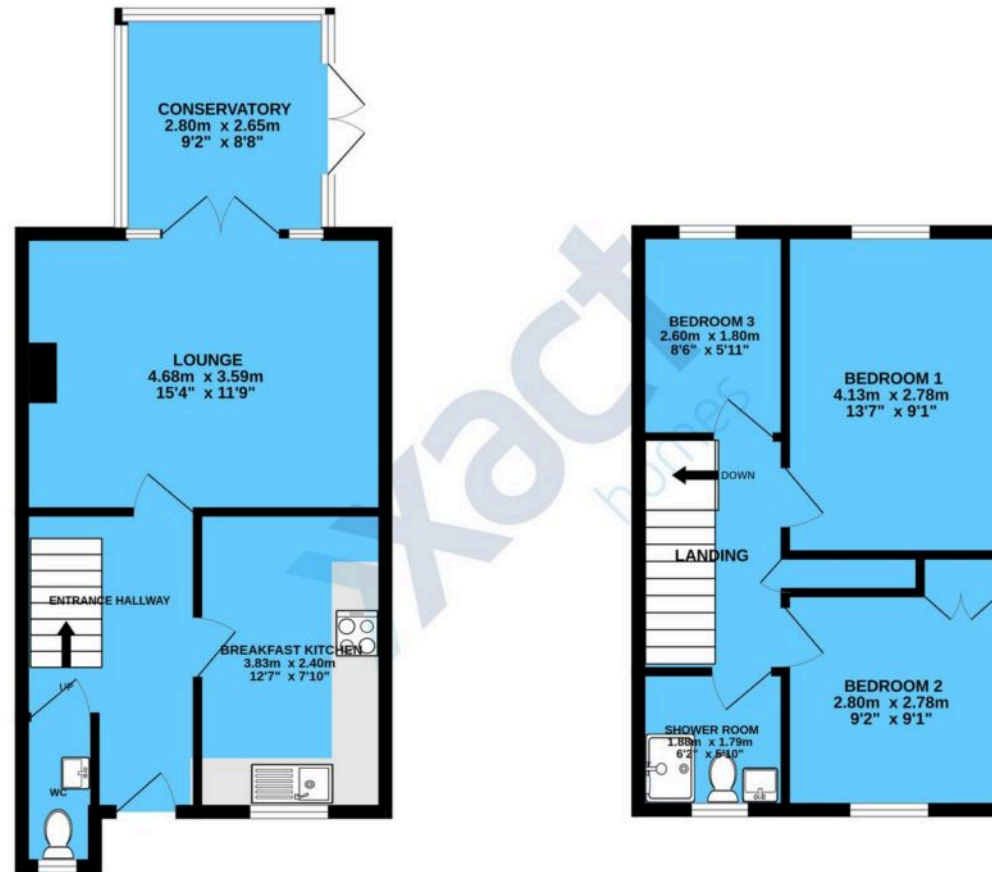
INFORMATION FOR POTENTIAL BUYERS

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: 77.5 sq.m. (834 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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