



# Muntz Crescent, Hockley Heath

Guide Price £550,000





## PROPERTY OVERVIEW

Introducing this immaculate four-bedroom detached house nestled in the charming village of Hockley Heath. As you approach the property, you are greeted by a well-maintained front lawn and a tarmac driveway leading to a single garage, providing ample parking space for residents and guests alike. Upon entering, the spacious entrance hallway sets the tone for the rest of the home, leading to all living areas. The ground floor boasts two generously sized reception rooms, ideal for entertaining guests or relaxing with the family. The addition of a conservatory floods the space with natural light, creating a welcoming ambience. The fully fitted kitchen is a chef's delight, offering fitted appliances and plenty of storage and workspace. Ascending the stairs, you will find four generous bedrooms, each offering a tranquil retreat at the end of the day. One of the bedrooms features fitted wardrobes, providing ample storage solutions. The family bathroom caters to the needs of the household, featuring a separate bath and shower, adding convenience to busy mornings or relaxing evenings. To the rear of the property lies a well-proportioned south-facing garden, perfect for enjoying the outdoors in the comfort of your own home. Whether it be hosting a summer barbeque or enjoying a peaceful morning coffee, this outdoor space is sure to impress.



Situated within walking distance to Hockley Heath Village, residents will benefit from the plethora of local amenities right at their doorstep. From quaint cafes to convenient shops, this location offers the perfect blend of suburban tranquillity and urban convenience. In summary, this property presents a rare opportunity to own a spacious family home in a sought-after village location. With its well-appointed living spaces, ample accommodation, and convenient locale, this house truly delivers on both comfort and practicality. Contact us today to arrange a viewing and experience the charm of this delightful property for yourself.

#### 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





- Four Bedroom Detached House Located In Hockley Heath Village
- Set Behind A Front Lawn & Tarmac Driveway Which Is Accompanied By A Single Garage
- All Living Accommodation Is Located Via The Entrance Hallway & Is Comprised Of Two Large Reception Rooms, An Additional Conservatory & A Fully Fitted Kitchen
- Upstairs The Property Boasts Four Generous Bedrooms One Of Which Affords Fitted Wardrobes, All Bedrooms Are Serviced By A Family Bathroom With Both Separate Bath & Shower
- To The Rear Of The Property Is A Well Proportioned South Facing Garden
- Located Walking Distance To Hockley Heath Village & All Local Amenities

#### **ENTRANCE HALLWAY**

##### **WC**

7' 3" x 2' 4" (2.21m x 0.71m)

##### **LOUNGE**

17' 0" x 11' 4" (5.18m x 3.45m)

##### **DINING ROOM**

11' 2" x 8' 9" (3.40m x 2.67m)

##### **CONSERVATORY**

##### **KITCHEN**

13' 8" x 8' 4" (4.17m x 2.54m)



## FIRST FLOOR

### BEDROOM ONE

11' 9" x 11' 7" (3.58m x 3.53m)

### BEDROOM TWO

10' 10" x 10' 3" (3.30m x 3.12m)

### BEDROOM THREE

8' 5" x 8' 2" (2.57m x 2.49m)

### BEDROOM FOUR

9' 7" x 6' 8" (2.92m x 2.03m)

### BATHROOM

9' 5" x 5' 0" (2.87m x 1.52m)

### TOTAL SQUARE FOOTAGE

123.0 sq.m (1324 sq.ft) approx.

### OUTSIDE THE PROPERTY

#### GARAGE

#### DRIVEWAY PARKING FOR MULTIPLE VEHICLES

#### REAR GARDEN

#### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor and all carpets and blinds.

#### ADDITIONAL INFORMATION

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



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

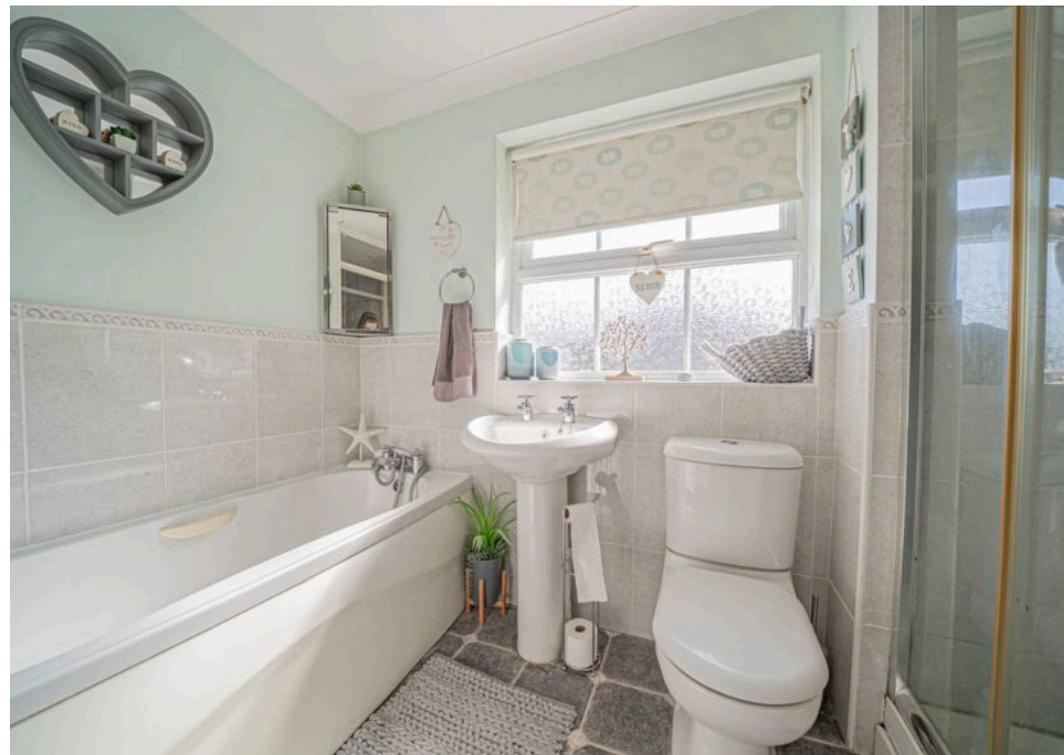
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

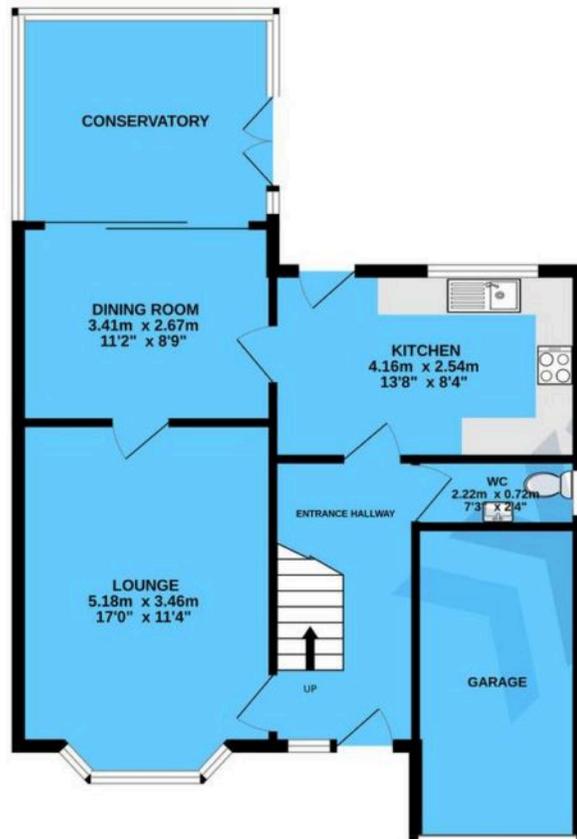
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

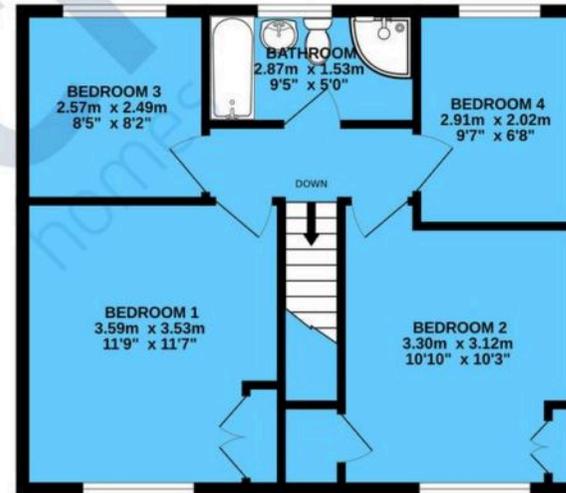
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 123.0 sq.m. (1324 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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