



Stratford Road, Hockley Heath

Guide Price £675,000





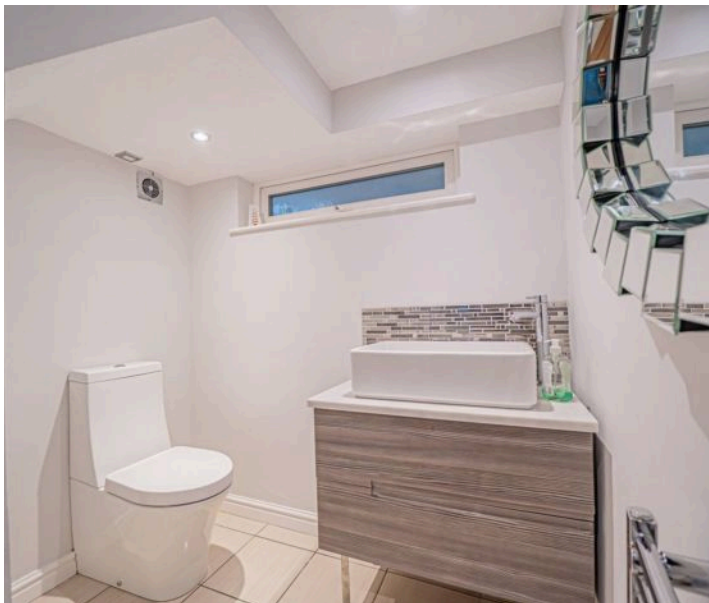


## PROPERTY OVERVIEW

Introducing this exceptional property - a large, extended four double bedroom detached property located in the heart of Hockley Heath Village. With its prime location, this home offers convenience and accessibility in a sought-after area.

Spread over three floors, this property is beautifully presented throughout, providing a superb family home. As you approach, you are greeted by a stoned and block paved driveway that offers ample parking for multiple vehicles, ensuring both comfort and practicality for homeowners and guests alike.

As you step inside, the ground floor accommodation is accessed through a large entrance hallway, complete with a guest cloakroom for added convenience. The spacious living room seamlessly flows into the extended dining area to the rear, offering a perfect setting for gatherings and relaxation. The property also boasts a superb breakfast kitchen, a games/entertainment room, and a utility room, catering to all the needs of a modern family lifestyle.







On the first floor, three double bedrooms await along with a large, refurbished family bathroom that conveniently serves as a Jack and Jill to the second bedroom, providing privacy and ease of access. Head up to the second floor to discover the principal bedroom, complete with an ensuite and extensive storage solutions, ensuring practicality without compromising on style.

Outside, the property features a large landscaped rear garden, providing space for outdoor enjoyment and relaxation. A store to the rear adds extra functionality and storage options, catering to all your needs.

This property is a rare find, offering a blend of spacious living areas, modern amenities, and a convenient location in a popular village setting. Don't miss the opportunity to make this impressive property your new family home.

#### 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 Extended Four Double Bedroom Detached Property Located In The Centre Of Hockley Heath Village
- Set Over Three Floors And Beautifully Presented Throughout, Providing A Superb Family Home
- Set Behind A Stoned And Block Paved Driveway Providing Ample Parking For Multiple Vehicles
- Ground Floor Accommodation Accessed Via A Large Entrance Hallway With Guest Cloakroom
- Large Living Room With Extended Dining Area To Rear Plus Superb Breakfast Kitchen, Games / Entertainment Room And Utility
- Three Double Bedrooms To First Floor With Large Refurbished Family Bathroom Which Is Jack And Jill To Second Bedroom
- Principal Bedroom To Second Floor With Ensuite And Extensive Storage
- Large Landscaped Rear Garden With Store To Rear



## **ENTRANCE PORCH**

## **ENTRANCE HALLWAY**

## **WC**

## **LIVING ROOM**

25' 4" x 11' 5" (7.72m x 3.49m)

## **DINING AREA**

12' 2" x 10' 5" (3.72m x 3.18m)

## **BREAKFAST KITCHEN**

20' 11" x 12' 0" (6.38m x 3.67m)

## **UTILITY ROOM**

14' 1" x 6' 0" (4.30m x 1.83m)

## **GAMES / ENTERTAINMENT ROOM**

15' 10" x 8' 0" (4.83m x 2.44m)

## **FIRST FLOOR**

## **BEDROOM TWO**

13' 0" x 11' 5" (3.96m x 3.47m)

## **BEDROOM THREE**

13' 7" x 9' 8" (4.15m x 2.94m)

## **BEDROOM FOUR**

10' 11" x 8' 10" (3.34m x 2.68m)

## **BATHROOM**

12' 2" x 9' 3" (3.70m x 2.81m)

## **SECOND FLOOR**

## **PRINCIPAL BEDROOM**

16' 2" x 13' 1" (4.94m x 3.98m)

## **ENSUITE**

11' 4" x 5' 0" (3.46m x 1.53m)

## **TOTAL SQUARE FOOTAGE**

162.6 sq.m (1750 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

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

### **LANDSCAPED GARDEN**

### **STORE**

15' 1" x 7' 6" (4.60m x 2.28m)

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

Belling free-standing cooker, Belling extractor, Samsung fridge/freezer, dishwasher, tumble dryer, all carpets, some curtains, all blinds, all light fittings and fitted wardrobes in two bedrooms.

### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. Broadband – ADSL copper wire.

### **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.



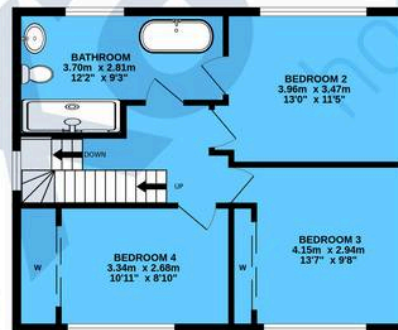




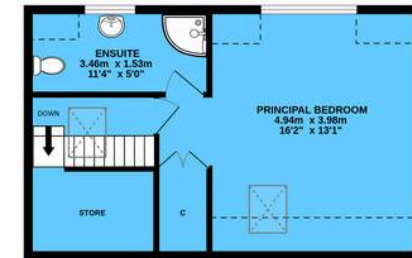
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 162.6 sq.m. (1750 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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