



# Orchard Road, Hockley Heath

Guide Price £900,000

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## PROPERTY OVERVIEW

Presenting a rare opportunity for outstanding development or multi-generational living. This five-bedroom detached dormer bungalow offers exceptional versatility and ample space for comfortable living. Boasting a separate annexe perfectly suited for extended family or guests, this property sits on a generous corner plot with immense potential for further expansion or development, subject to planning permission.

Upon arrival, the property impresses with its expansive stoned driveway, with a double gated access to the side of the property that leads to a courtyard and garage. The accommodation comprises an inviting entrance porch, a welcoming hallway, a dual aspect living room, and a generously proportioned open plan kitchen/diner, complete with a conservatory and utility space.



The ground floor features two double bedrooms, each with ensuite facilities, complemented by a guest cloakroom and an additional three double bedrooms on the first floor, one of which boasts its own ensuite.

The separate annexe, with private access, includes an open plan living/dining area and kitchen, along with a double bedroom boasting an ensuite to the ground floor. The first floor of the annexe offers another double bedroom with ensuite, providing comfortable and private living spaces.





Nestled within an expansive plot, this property showcases a meticulously landscaped rear garden, a secure courtyard for additional parking, a gym, and a garage, along with outbuildings ideal for storage purposes. With its exceptional layout and prime location, this property offers a unique canvas for prospective buyers seeking a versatile living space that effortlessly accommodates different lifestyle needs.

For those looking to secure a property without the burthen of a chain, this exceptional residence presents a one-of-a-kind opportunity to create a distinctive living environment tailored to individual preferences. Experience the possibilities this property has to offer and envision the lifestyle it can provide for you and your loved ones.

#### PROPERTY LOCATION

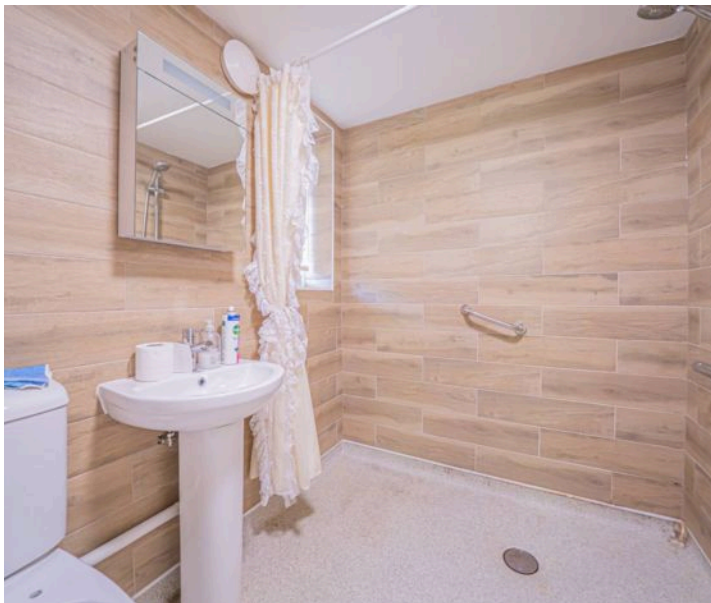
Hockley Heath is a popular village surrounded by open greenbelt countryside and well served by local stores, amenities, excellent schools and park providing recreational facilities. The village is well placed for both the M40 and M42 which lead to the Midlands motorway network and centres of commerce 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: H

Tenure: Freehold







- No Upward Chain
- Five Bedroom Detached Dormer Bungalow With A Separate Annexe, Ideal For Multi Generational Living
- Set On A Large Corner Plot With Outstanding Potential For Further Extension Or Development (STPP)
- Located Behind A Large Stoned Driveway With Double Gated Access Leading To Courtyard And Garage
- Accommodation Includes Entrance Porch, Entrance Hallway, Dual Aspect Living Room, Large Open Plan Kitchen / Diner With Conservatory And Utility
- Two Ground Floor Double Bedrooms, Both With Ensuite Facilities, Plus A Guest Cloakroom And A Further Three Double Bedrooms To First Floor, One With Ensuite
- Separate Annexe With Private Access Incorporating Open Plan Living / Dining And Kitchen, Downstairs Double Bedroom With Ensuite Plus Further Double Bedroom And Ensuite To First Floor
- All Set Within A Large Plot With Landscaped Rear Garden, Courtyard Providing Additional Secure Parking, Gym and Garage Plus Outbuildings Ideal For Storage





## MAIN HOUSE

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### WC

### LIVING ROOM

18' 4" x 11' 11" (5.60m x 3.62m)

### KITCHEN / DINER

19' 1" x 16' 0" (5.81m x 4.88m)

### UTILITY AREA

6' 0" x 3' 2" (1.83m x 0.97m)

### CONSERVATORY

11' 9" x 6' 6" (3.58m x 1.97m)

### PRINCIPAL BEDROOM

15' 6" x 11' 1" (4.72m x 3.39m)

### ENSUITE

8' 9" x 7' 10" (2.67m x 2.40m)

### BEDROOM TWO

18' 9" x 13' 1" (5.72m x 3.98m)

### ENSUITE

6' 10" x 6' 10" (2.09m x 2.08m)

### FIRST FLOOR

### BEDROOM THREE

15' 7" x 8' 10" (4.75m x 2.70m)

### ENSUITE

8' 10" x 6' 8" (2.70m x 2.04m)

### BEDROOM FOUR

11' 2" x 8' 10" (3.41m x 2.70m)

### BEDROOM FIVE

11' 0" x 7' 11" (3.36m x 2.41m)



## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 2" x 9' 9" (4.94m x 2.98m)

### **GYM**

16' 2" x 10' 10" (4.94m x 3.31m)

### **STORE**

15' 4" x 12' 5" (4.67m x 3.79m)

### **STORE**

15' 4" x 9' 3" (4.67m x 2.82m)

### **TOTAL SQUARE FOOTAGE**

222.9 sq.m (2399 sq.ft) approx.

## **ANNEXE**

### **KITCHEN**

13' 3" x 7' 5" (4.03m x 2.25m)

### **WC**

### **LIVING / DINING AREA**

14' 6" x 8' 4" (4.42m x 2.53m)

### **BEDROOM ONE**

11' 6" x 11' 1" (3.51m x 3.38m)

### **ENSUITE**

6' 8" x 5' 7" (2.02m x 1.70m)

## **FIRST FLOOR**

### **BEDROOM TWO**

16' 11" x 10' 1" (5.16m x 3.08m)

### **ENSUITE**

6' 7" x 5' 6" (2.00m x 1.68m)

### **TOTAL SQUARE FOOTAGE**

61.7 sq.m (664 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED GARDEN**





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

Integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets, some curtains, some blinds, all light fittings, fitted wardrobes in three bedrooms and garden shed.

#### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. 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.

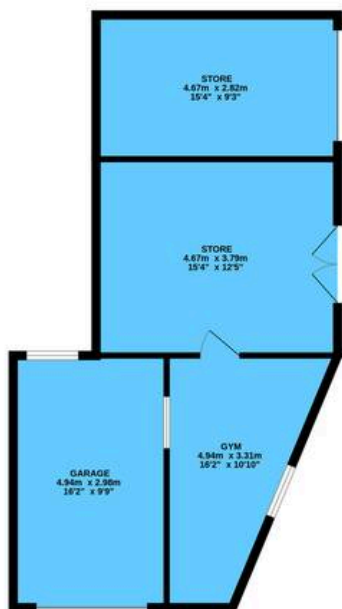
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



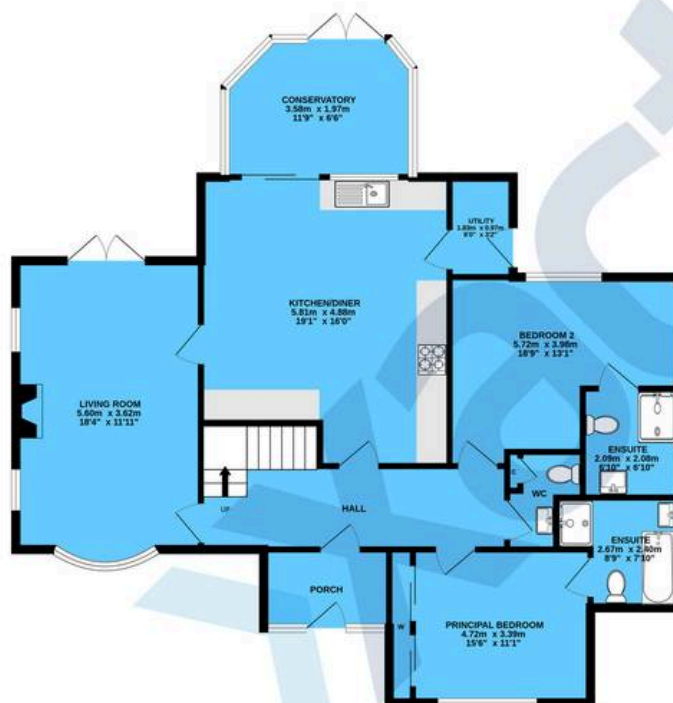




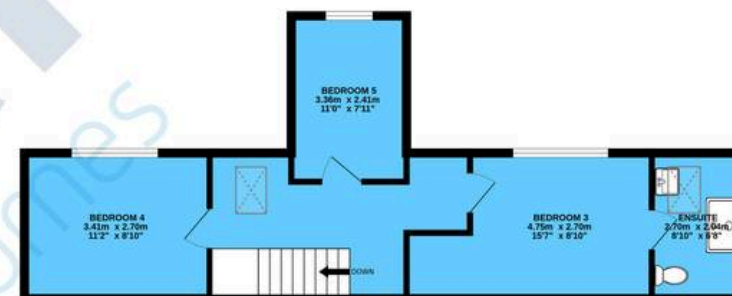
OUTBUILDINGS



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 222.9 sq.m. (2399 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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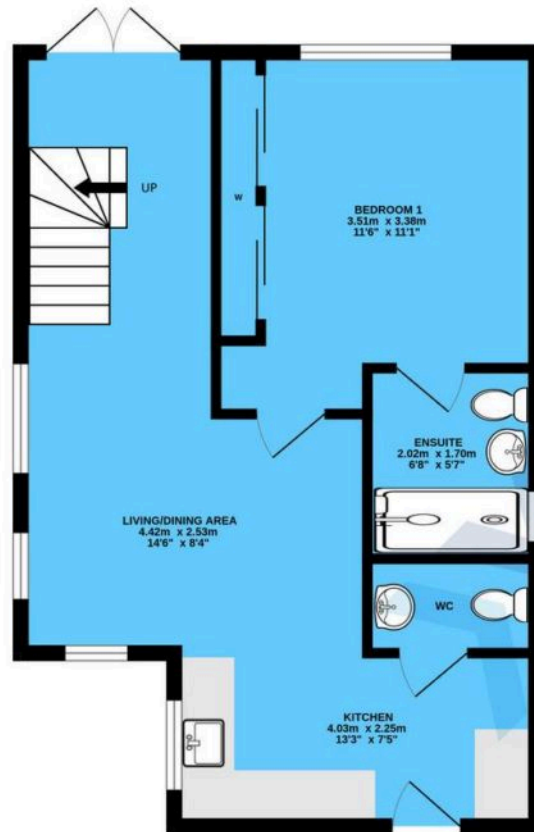
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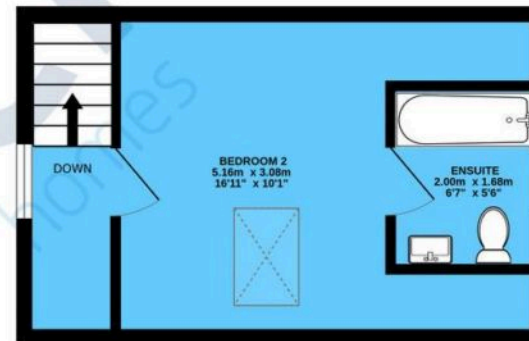




ANNEXE GROUND FLOOR



ANNEXE 1ST FLOOR



TOTAL FLOOR AREA : 61.7 sq.m. (664 sq.ft.) approx.

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