



Shelfield Close, Hockley Heath

Guide Price £450,000

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PROPERTY OVERVIEW

Presented to the market with no upward chain, this four bedroom end terrace house offers an exceptional opportunity to acquire a spacious family home in the heart of Hockley Heath village, ideally positioned for access to local schools and a wide range of amenities. The property benefits from a private driveway and a single garage, providing convenient off-road parking and additional storage.

Upon entry through the welcoming hallway, you are greeted by a well-appointed breakfast kitchen at the front of the house, thoughtfully designed with ample workspace and modern fittings, perfect for both everyday family meals and entertaining guests. To the rear, a generously sized living room features French doors, creating a bright and inviting atmosphere that is ideal for relaxation or social gatherings.

Upstairs, the first floor is home to four well-proportioned bedrooms, each offering comfortable accommodation for family members or guests. The principal bedroom enjoys the added luxury of an en-suite shower room, while a further family bathroom serves the remaining bedrooms, ensuring practicality and convenience for busy households.

The property is further enhanced by a landscaped, low maintenance garden to the rear, which provides a tranquil retreat for outdoor enjoyment.





Located just a stone's throw from the village centre, residents will enjoy immediate access to a variety of shops, cafes, and essential services, making daily life both convenient and enjoyable. This home is ideally suited to families seeking a blend of village charm and modern living, with excellent transport links and reputable schools nearby.

With its spacious layout, quality finish, and prime location, this property represents a rare opportunity to secure a desirable home in one of Hockley Heath's most sought after addresses. Early viewing is highly recommended to fully appreciate the space, comfort, and lifestyle on offer.

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 End Terrace House Located Within The Heart Of Hockley Heath Village
- With The Benefit Of A Private Driveway & Single Garage
- The Property Is Accessed Via The Entrance Hallway & Includes A Well-Appointed Breakfast Kitchen, A Large Living Room With French Doors To The Rear & A Convenient Guest WC
- Located On The First Floor Are Four Well-Proportioned Bedrooms & Two Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Landscaped Low Maintenance Garden
- Located A Stone's Throw Away From All Of The Amenities Hockley Heath Village Has To Offer
- Offered To The Market With The Benefit Of No Upward Chain
- Ideally Located For Local Schools



ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

11' 7" x 11' 7" (3.54m x 3.53m)

LIVING ROOM

19' 0" x 14' 1" (5.78m x 4.28m)

INTEGRAL GARAGE

16' 1" x 8' 9" (4.90m x 2.66m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 2" x 10' 11" (3.71m x 3.33m)

ENSUITE

8' 0" x 2' 10" (2.45m x 0.87m)

BEDROOM TWO

13' 3" x 8' 6" (4.03m x 2.58m)

BEDROOM THREE

12' 2" x 7' 5" (3.71m x 2.25m)

BEDROOM FOUR

9' 3" x 5' 10" (2.82m x 1.79m)

BATHROOM

6' 11" x 5' 4" (2.11m x 1.62m)

TOTAL SQUARE FOOTAGE

114.0 sq.m (1231 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in three bedrooms, two side tables and matching wardrobe in one bedroom, dresser in one bedroom and an electric garage door.

ADDITIONAL INFORMATION

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

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.

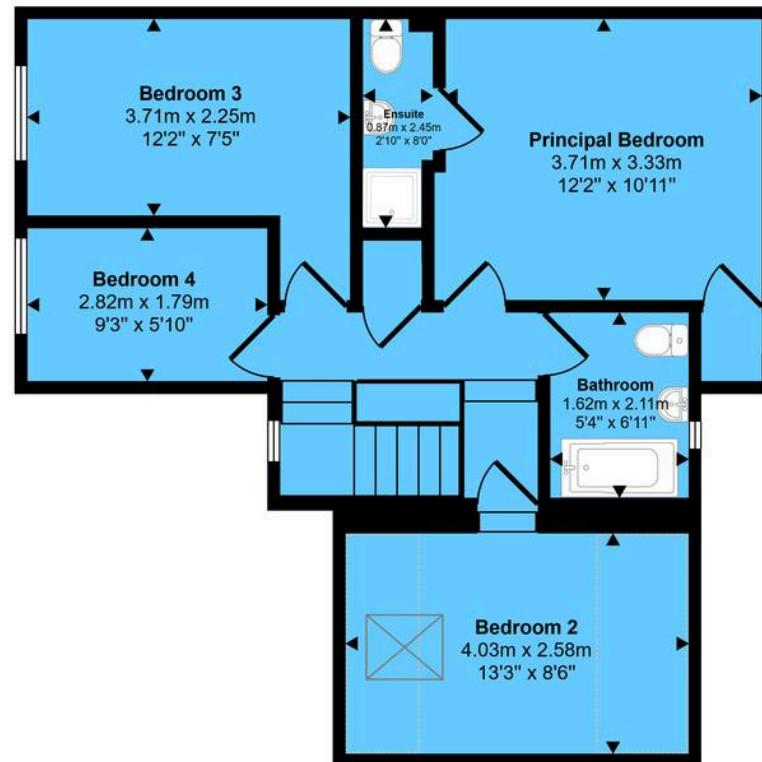


Approx Gross Internal Area
114 sq m / 1231 sq ft



Ground Floor
Approx 59 sq m / 639 sq ft

Denotes head height below 1.5m



First Floor
Approx 55 sq m / 592 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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