



## Blacksmiths Lane, Hockley Heath

Guide Price £575,000





## PROPERTY OVERVIEW

This impressive four bedroom detached house is situated in the heart of Hockley Heath village, offering a prime location within walking distance of all local amenities and highly regarded schools. Set back from the road, the property is approached via a generous tarmac driveway and a neatly maintained front lawn, providing ample parking for multiple vehicles.

Upon entering, you are welcomed by a spacious entrance hallway that leads to the principal reception rooms. The large lounge, featuring French doors that open towards the garden, creates a bright and inviting space ideal for both relaxation and entertaining. The modern dual aspect kitchen / dining room, designed with both style and functionality in mind, offers ample space for family dining and is complemented by a practical utility room that provides additional storage and laundry facilities.



On the first floor, you will find four well-proportioned bedrooms, each thoughtfully designed to offer comfortable accommodation for family members or guests. These bedrooms are serviced by a well-appointed shower room, finished to a high standard and equipped with contemporary fixtures.

The property is presented to the market with the distinct advantage of no upward chain, making it an attractive proposition for those seeking a smooth and straightforward purchase.



Its location in the sought after Hockley Heath village ensures easy access to a range of shops, cafes, and essential services, while excellent transport links and proximity to reputable local schools further enhance its appeal for families.

This beautifully maintained home combines generous living spaces, modern fittings, and a superb village setting, making it an ideal choice for discerning buyers looking for a detached family residence in a vibrant and convenient community. Early viewing is highly recommended to fully appreciate the quality and lifestyle this exceptional property has to 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 Detached House Located Within The Heart Of Hockley Heath Village
- Set Behind A Front Lawn & Large Tarmac Driveway
- The Property Is Accessed Via The Entrance Hallway & Includes A Large Lounge With French Doors To The Garden & A Modern Dual Aspect Kitchen / Dining Room Which Is Supported By A Utility Room
- To The First Floor Are Four Well-Proportioned Bedrooms, All Of Which Are Serviced By A Well-Appointed Shower Room
- To The Rear Of The Property Is A Beautifully Landscaped South Facing Garden
- Offered To The Market With The Benefit Of No Upward Chain
- Located Walking Distance To All Of The Amenities Hockley Heath Village Has To Offer
- Ideally Located For Local Schools



## **ENTRANCE HALLWAY**

## **WC**

## **KITCHEN**

11' 5" x 7' 11" (3.47m x 2.41m)

## **DINING ROOM**

11' 0" x 8' 3" (3.36m x 2.51m)

## **LOUNGE**

15' 5" x 15' 1" (4.70m x 4.59m)

## **UTILITY ROOM**

11' 7" x 6' 6" (3.54m x 1.99m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

12' 2" x 11' 9" (3.72m x 3.58m)

## **BEDROOM TWO**

11' 7" x 8' 6" (3.54m x 2.60m)

## **BEDROOM THREE**

10' 11" x 7' 10" (3.32m x 2.40m)

## **BEDROOM FOUR**

10' 11" x 8' 5" (3.33m x 2.56m)

## **SHOWER ROOM**

7' 10" x 7' 3" (2.38m x 2.20m)

## **TOTAL SQUARE FOOTAGE**

121.0 sq.m (1304 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **GARAGE**

11' 11" x 8' 1" (3.62m x 2.46m)

## **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

## **LANDSCAPED SOUTH FACING GARDEN**



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

Neff integrated oven, integrated hob, extractor, Neff microwave, Caple fridge/freezer, Bosch dishwasher, all carpets, some curtains, all blinds, some light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

#### **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  
121 sq m / 1304 sq ft



Ground Floor  
Approx 68 sq m / 737 sq ft

First Floor  
Approx 53 sq m / 567 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.

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