



Stratford Road, Hockley Heath

Guide Price £800,000





PROPERTY OVERVIEW

This substantial four bedroom, two bathroom Victorian property is set within the highly desirable Hockley Heath village and is approached via a gated entrance and gravel driveway, which is complemented by a detached double garage featuring a versatile room above (ideal for a home office or studio). The garage could easily be converted into a annexe or additional room subject to the necessary planning permissions.

Upon entering the property, you are welcomed by an inviting hallway that leads to two generously proportioned reception rooms, both of which are dual aspect and benefit from charming feature fireplaces, creating warm and versatile spaces for family living or entertaining. The heart of the home is a fully fitted breakfast kitchen, offering ample storage and modern appliances, while a large adjoining utility room provides additional practical space for laundry and household needs.

On the first floor, you will find two spacious double bedrooms, both enhanced by original feature fireplaces, and serviced by a large family bathroom that boasts a freestanding bath and a separate walk-in shower, providing a touch of luxury for every-day living. The second floor comprises two further double bedrooms, one of which enjoys the convenience of a large en-suite shower room, making it perfect for guests or older children seeking privacy.





The property boasts a private garden which is not overlooked and an outdoor area with ceramic tiles, perfect for enjoying the spring and summer months.

Throughout the property, a wealth of period character is evident, from high ceilings and decorative detailing to original fireplaces, blending timeless elegance with modern comforts.

The home is perfectly situated within walking distance of Hockley Heath village and its array of amenities, including local shops, cafes, and well-regarded schools, making it an ideal choice for families seeking both space and convenience. This impressive Victorian residence offers a rare opportunity to acquire a beautifully maintained and thoughtfully updated family home in one of the area's most sought-after locations, combining historical charm with contemporary living in a vibrant village setting.



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

- Substantial Four Bedroom, Two Bathroom Victorian Property Set Within Hockley Heath Village
- Set Behind A Gated Entrance & Gravel Driveway Which Is Supported By A Detached Double Garage With A Room Above
- Two Well Proportioned Reception Rooms, Both Of Which Are Dual Aspect & Benefit From Feature Fireplaces
- Fully Fitted Breakfast Kitchen With Ample Storage & Supported By A Large Utility Room
- Located On The First Floor Are Two Well Proportioned Double Bedrooms With Feature Fireplaces, Both Bedrooms Are Serviced By A Large Family Bathroom With A Freestanding Bath & Separate Walk In Shower
- To The Second Floor Are Two Further Double Bedrooms, One Of Which Benefits From A Large En-Suite Shower Room
- The Property Boasts A Landscaped Private Garden With An Outdoor Area With Ceramic Tiles
- With A Plethora Of Character Throughout
- Located Walking Distance To Hockley Heath Village & All Of The Amenities Hockley Heath Has To Offer



HALLWAY

RECEPTION ROOM ONE

11' 5" x 13' 2" (3.48m x 4.01m)

RECEPTION ROOM TWO

13' 8" x 9' 11" (4.16m x 3.03m)

BREAKFAST KITCHEN

13' 7" x 9' 2" (4.14m x 2.79m)

UTILITY

12' 0" x 4' 7" (3.67m x 1.39m)

WC

FIRST FLOOR

BEDROOM ONE

11' 9" x 13' 7" (3.59m x 4.13m)

BEDROOM TWO

10' 2" x 10' 9" (3.11m x 3.27m)

BATHROOM

9' 11" x 9' 3" (3.02m x 2.82m)

SECOND FLOOR

BEDROOM THREE

11' 7" x 10' 2" (3.52m x 3.10m)

BEDROOM FOUR

11' 11" x 12' 4" (3.64m x 3.76m)

ENSUITE

8' 6" x 9' 0" (2.60m x 2.75m)



OUTSIDE THE PROPERTY

DOUBLE GARAGE

17' 0" x 15' 8" (5.19m x 4.77m)

TOTAL SQUARE FOOTAGE

168.0 sq.m (1808 sq.ft) approx.

PRIVATE LANDSCAPED GARDEN

ITEMS INCLUDED IN THE SALE

Extractor, fridge, freezer, dishwasher, all carpets, some curtains, blinds and light fittings, car charging point (fitted 2024) and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - mains gas and electricity, sewerage (septic tank). Broadband - FTTP (fibre to the premises). Loft space - 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.

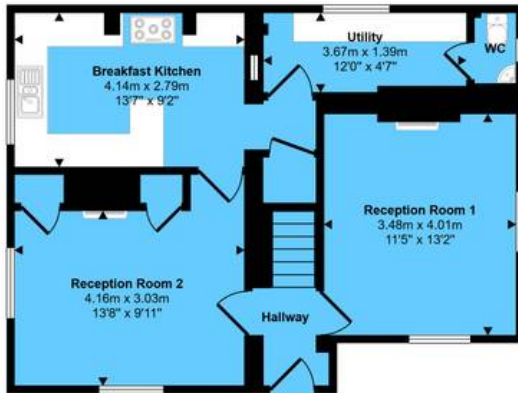
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

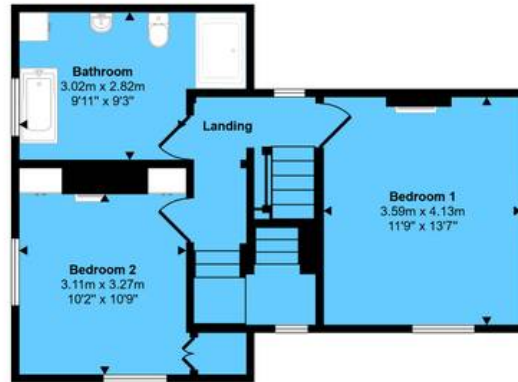


Approx Gross Internal Area
168 sq m / 1808 sq ft



Ground Floor
Approx 58 sq m / 624 sq ft

Denotes head height below 1.5m



First Floor
Approx 48 sq m / 521 sq ft



Second Floor
Approx 37 sq m / 396 sq ft



Garage
Approx 25 sq m / 267 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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