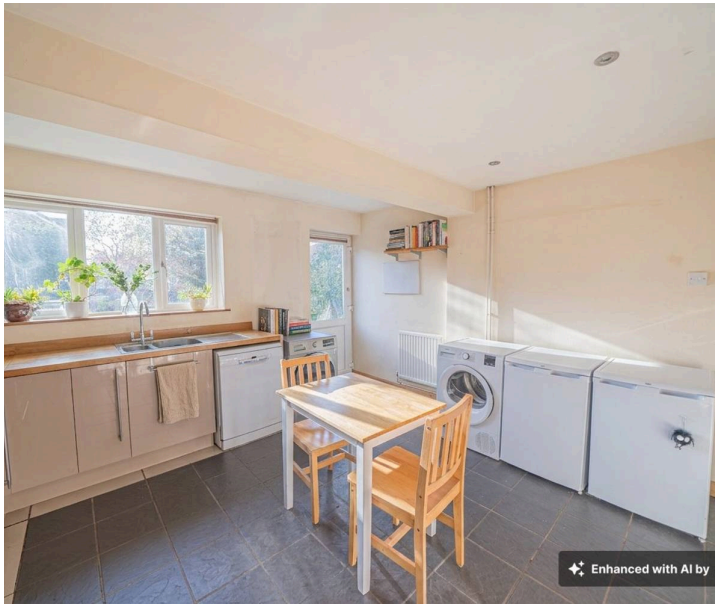


School Road, Hockley Heath

Guide Price £550,000

xact HOMES





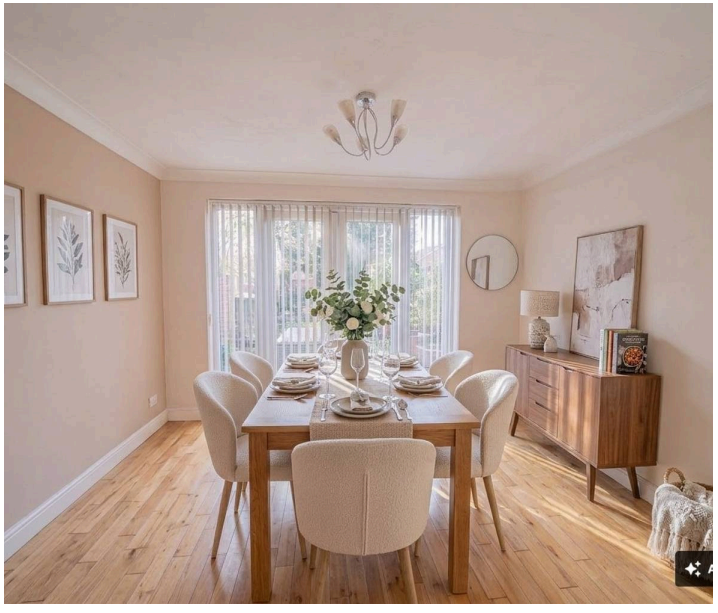


PROPERTY OVERVIEW

This four bedroom detached house is situated on a corner plot within the village of Hockley Heath and is offered to the market with the benefit of no upward chain. Providing well proportioned accommodation across two floors, the property is an appealing choice for families seeking a home within reach of village amenities and the Tudor Grange catchment area. An entrance hallway welcomes you into the property and provides access to the principal ground floor accommodation. The extended lounge and dining area is a feature of the home, offering a dual aspect and a versatile layout for both relaxing and dining. Its generous proportions provide space to arrange separate seating and dining areas, making it well suited to everyday family life as well as entertaining guests. To the rear, the extended kitchen is fully fitted and offers a practical setting for preparing meals, with room to accommodate the demands of a busy household. On the first floor, the property offers four well proportioned bedrooms, providing flexibility for a range of household needs. The rooms can be arranged to suit family life, with the option to use one as a guest bedroom, a home office or a hobby room, depending on individual requirements. Serving the bedrooms is the family bathroom, which features both a bath and a separate shower, offering a convenient choice for the daily routine.







Located at the rear of the property is a south facing garden which has the benefit of a full width patio. The layout of the house combines generous communal areas with four bedrooms, giving prospective buyers the opportunity to make the accommodation their own. Its position within Hockley Heath village is another appealing feature, with the amenities the village has to offer within walking distance. The property is also set within the Tudor Grange catchment area, an important consideration for buyers looking for a family home in the locality. With its detached status, extended ground floor accommodation and practical first floor layout, this home offers a combination of space and versatility in a village setting. The absence of an upward chain is a further advantage for buyers looking to proceed with their purchase. Viewing is recommended to appreciate the proportions of the accommodation, the flexibility offered by the four bedrooms and the potential to create a comfortable home suited to a variety of lifestyles.

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, Set On Corner Plot Within Hockley Heath Village
- Set Behind A Landscaped Front Garden & Block Paved Driveway Which Is Supported By a Garage / Store Room
- Accessed Via The Entrance Hallway The Property Is Comprised Of An Extended Lounge And Dining Area, Which Is Dual Aspect & To The Rear Is A Extended Fully Fitted Kitchen With Access Onto The Garden
- Located On The First Floor Are Four Well Proportioned Bedrooms Which Are Serviced By The Family Bathroom Which Features A Bath & Separate Shower
- To The Rear Of The Property Is A South Facing Garden With The Benefit Of A Full Width Patio
- Located Walking Distance To Hockley Heath Village & All Of The Amenities Hockley Heath Has To Offer
- Set Within Tudor Grange Catchment Area
- Offered To The Market With The Benefit Of No Upward Chain

ENTRANCE HALLWAY

LOUNGE
11' 5" x 18' 8" (3.48m x 5.70m)

DINING AREA
10' 10" x 8' 7" (3.29m x 2.61m)

KITCHEN
12' 11" x 14' 0" (3.94m x 4.27m)

WC

INTEGRAL GARAGE/STORE ROOM
8' 0" x 13' 6" (2.44m x 4.11m)
With the potential to be redeveloped into an additional integrated residential space.



FIRST FLOOR

BEDROOM ONE
11' 4" x 11' 5" (3.46m x 3.48m)

BEDROOM TWO
9' 9" x 10' 3" (2.97m x 3.13m)

BEDROOM THREE
7' 8" x 8' 3" (2.33m x 2.52m)

BEDROOM FOUR/OFFICE
6' 5" x 9' 8" (1.95m x 2.94m)

BATHROOM
9' 11" x 5' 2" (3.01m x 1.58m)
With heated floor.

TOTAL SQUARE FOOTAGE
114.0 sq.m (1228 sq.ft) approx.

OUTSIDE THE PROPERTY

BLOCK PAVED DRIVWAY

REAR GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE
Integrated oven, Integrated hob, Extractor, Bosch Dishwasher, Underfloor heating, Garden Shed, Electric garage door, All carpets, curtains, blinds and light fittings and car charging point (fitted 2025).

ADDITIONAL INFORMATION
Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTC (fibre to the cabinet). Loft space – part boarded.

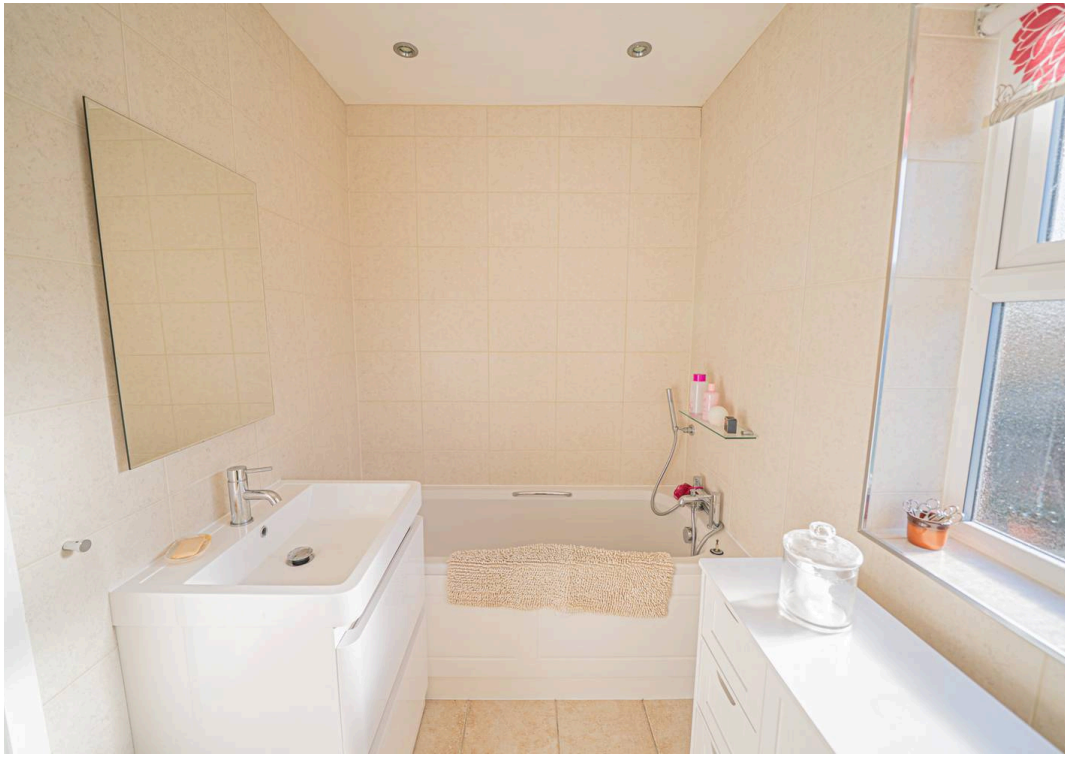


INFORMATION FOR POTENTIAL BUYERS

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.

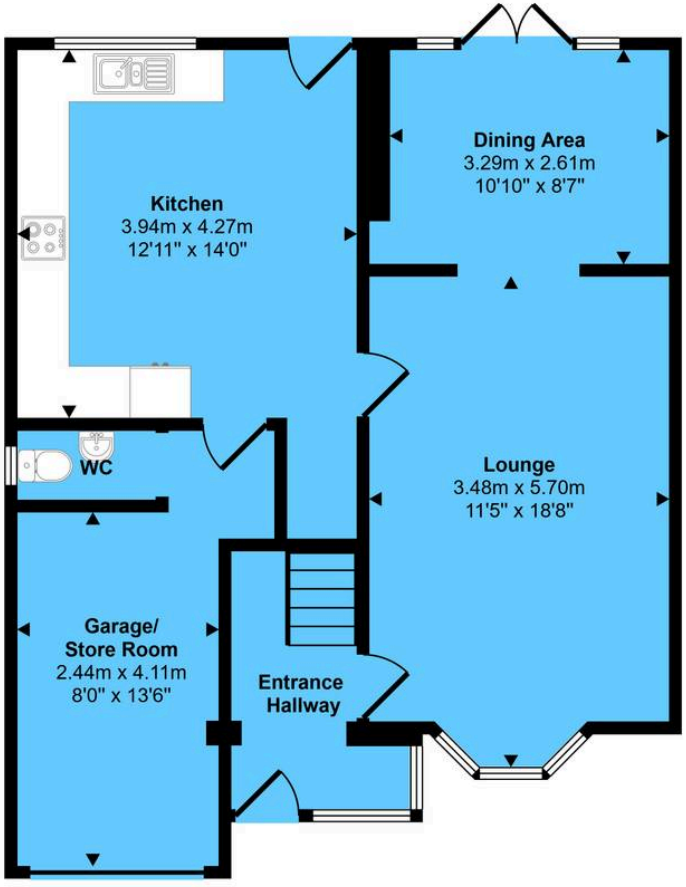




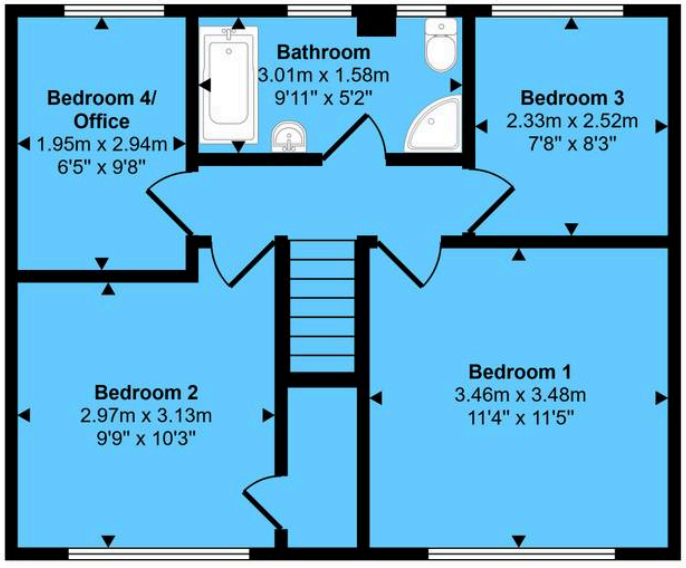




Approx Gross Internal Area
114 sq m / 1228 sq ft



Ground Floor
Approx 67 sq m / 723 sq ft



First Floor
Approx 47 sq m / 505 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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