



TYSOE CLOSE, HOCKLEY HEATH, B94 6QG
ASKING PRICE OF £475,000



- »X Significantly Extended
- »X Beautifully Presented
- »X Four Bedroom Detached

- »X Located Within A Quiet Cul-De-Sac
- »X Open Plan Kitchen/Diner
- »X Conservatory

- »X Principal Bedroom With Ensuite
- »X Family Bathroom
- »X Garage

PROPERTY OVERVIEW

Located within a quiet cul-de-sac of Hockley Heath is this significantly extended and beautifully presented four bedroom detached property which truly requires internal inspection to be fully appreciated. Set behind a block paved driveway providing ample parking, this fantastic family home has been extended to the ground and first floor and benefits from being located within the catchment area for Tudor Grange Academy. The ground floor accommodation is accessed via an entrance porch and hallway and include living room with bay window, open plan kitchen diner which leads to a conservatory and conveniently off the kitchen is a play room / office which in turn leads to the garage. To the first floor are four excellent bedrooms (two of which have fitted wardrobes) with the principal bedroom affording a large luxury ensuite. The remaining bedrooms are serviced via the refurbished family bathroom. Outside the property enjoys a landscaped easterly facing rear garden which is mainly laid with lawn and has a full width patio area with ample room for table and chairs. To view this superb family home located within a highly sought after village please contact Xact Homes on 01564 777284.

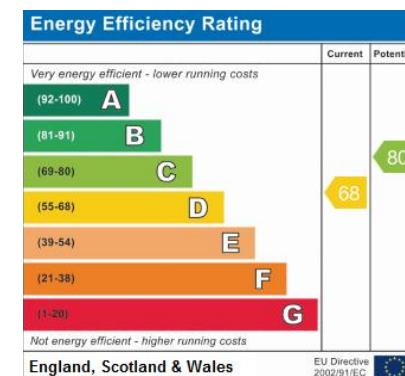
PROPERTY LOCATION

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
SERVICES	Mains gas, electricity and sewers
BROADBAND	TalkTalk - Fibre optic
LOFT SPACE	Part boarded with ladder and lighting
GARDEN	East facing

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch fridge, Bosch dishwasher, all carpets, all blinds, fitted wardrobes in two bedrooms and some light fittings



PORCH

HALL

LIVING ROOM

14' 9" x 12' 6" (4.50m x 3.80m)

PLAYROOM/OFFICE

9' 10" x 7' 10" (3.00m x 2.40m)

KITCHEN/DINER

16' 1" x 9' 10" (4.90m x 3.00m)

CONSERVATORY

9' 10" x 9' 0" (3.00m x 2.75m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 11" x 8' 0" (5.45m x 2.45m)

ENSUITE

7' 10" x 7' 9" (2.40m x 2.35m)

BEDROOM TWO

13' 0" x 9' 6" (3.95m x 2.90m)

BEDROOM THREE

10' 10" x 9' 6" (3.30m x 2.90m)

BEDROOM FOUR

9' 6" x 6' 7" (2.90m x 2.00m)

BATHROOM

7' 7" x 6' 5" (2.30m x 1.95m)

OUTSIDE THE PROPERTY

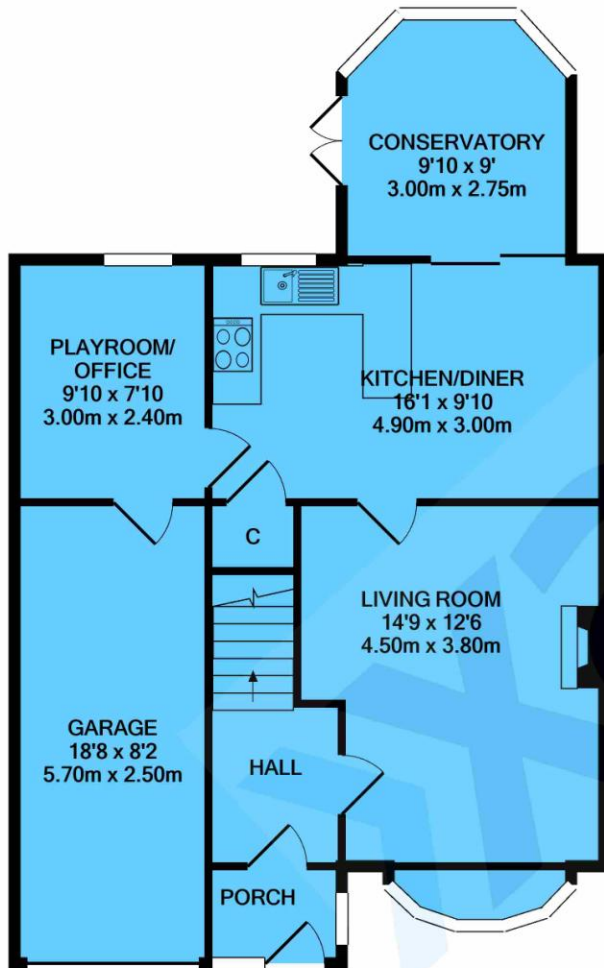
GARAGE

18' 8" x 8' 2" (5.70m x 2.50m)

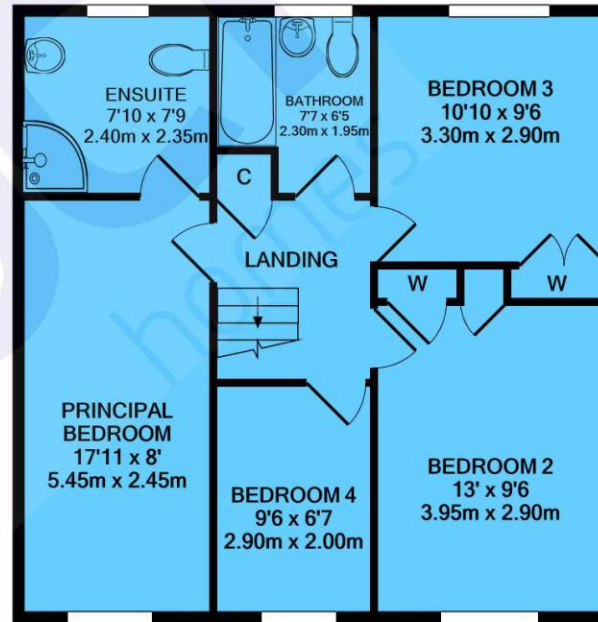
EAST FACING REAR GARDEN







GROUND FLOOR
 APPROX. FLOOR
 AREA 743 SQ.FT.
 (69.1 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 589 SQ.FT.
 (54.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1333 SQ.FT. (123.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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