



Orchard Road, Hockley Heath

Offers Over £340,000





#### PROPERTY OVERVIEW

Located in the sought after village of Hockley Heath is this traditional two bedroom semi-detached property which offers significant scope for extension or re-development subject to the necessary planning consents. Internally the property offers potential purchasers :- modern breakfast kitchen, lounge, two bedrooms and a family bathroom. There is side access to the property leading to a large garden plot estimated to be just under a quarter of an acre, which is currently overgrown but offers potential for development / outbuildings / landscaping subject to planning permission.

#### 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: C

Tenure: Freehold





- Two Bedroom Semi-Detached
- Large Plot to the Rear
- Potential to Extend / Develop (STPP)
- Breakfast Kitchen
- Lounge
- Two Bedrooms
- Family Bathroom
- Freehold
- Off Road Parking

#### **BREAKFAST KITCHEN**

12' 2" x 10' 12" (3.7m x 3.35m)

#### **LOUNGE**

12' 2" x 10' 12" (3.7m x 3.35m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 2" x 10' 12" (3.7m x 3.35m)

#### **BEDROOM TWO**

8' 2" x 5' 9" (2.5m x 1.75m)

#### **BATHROOM**

6' 1" x 5' 9" (1.85m x 1.75m)

#### **OUTSIDE THE PROPERTY**

**LARGE GARDEN**



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, dishwasher, washing machine, all carpets, blinds and light fittings, two double wardrobes, one single tall cupboard, one kitchen table and two leather chairs.

**ADDITIONAL INFORMATION**

Services - Mains gas, electricity and sewers

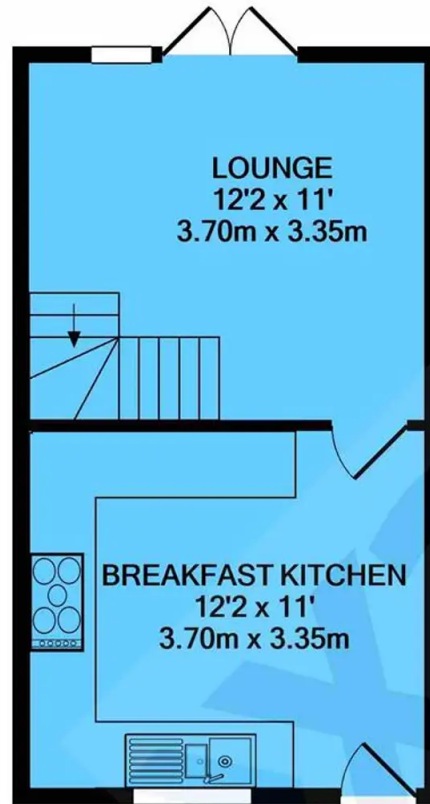
Broadband - XLN Loft Space - Boarded

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.

Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR  
APPROX. FLOOR  
AREA 268 SQ.FT.  
(24.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 264 SQ.FT.  
(24.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 532 SQ.FT. (49.4 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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**Xact Homes**

1632-1642 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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