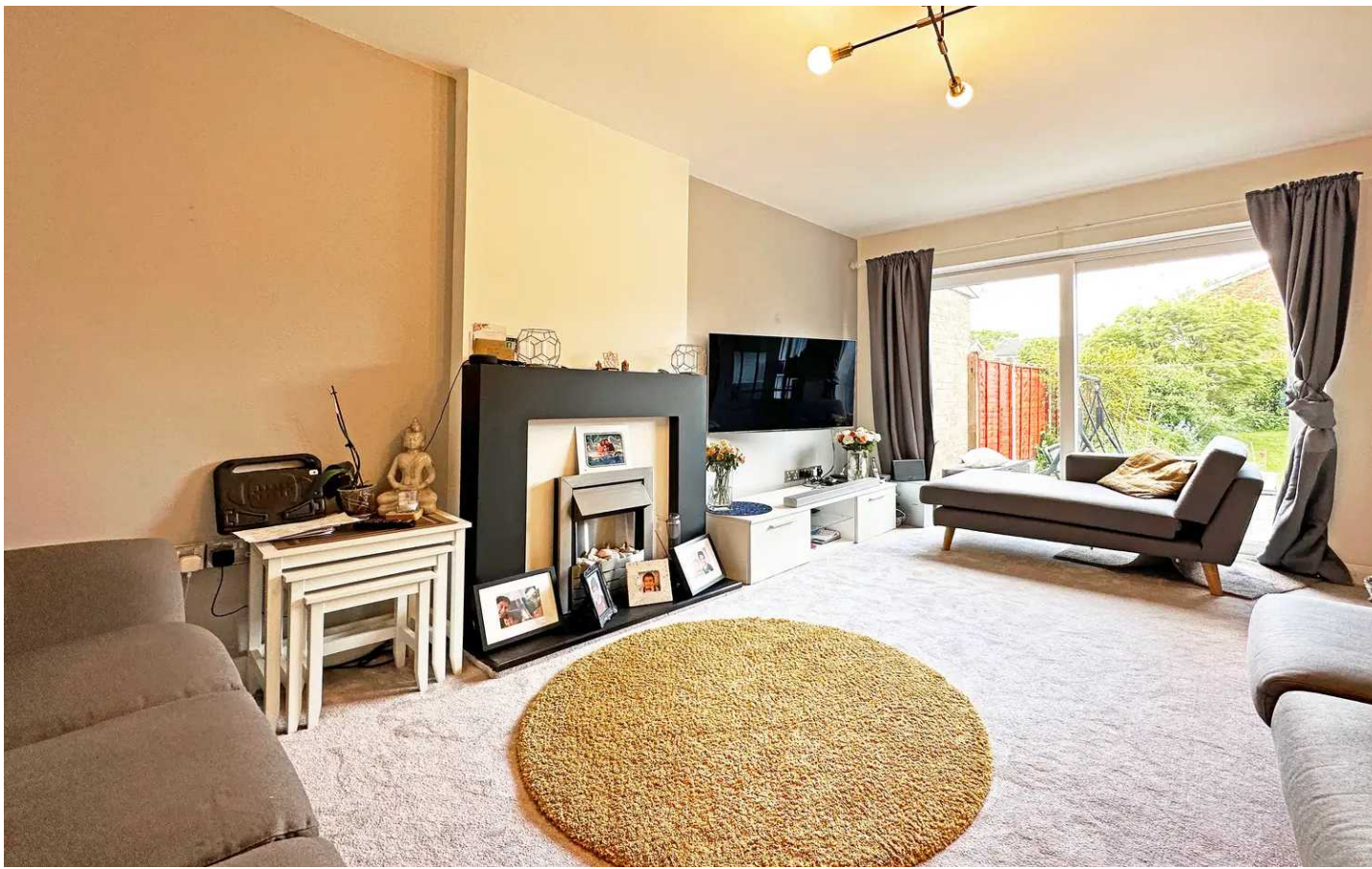




Hazel Grove, Hockley Heath

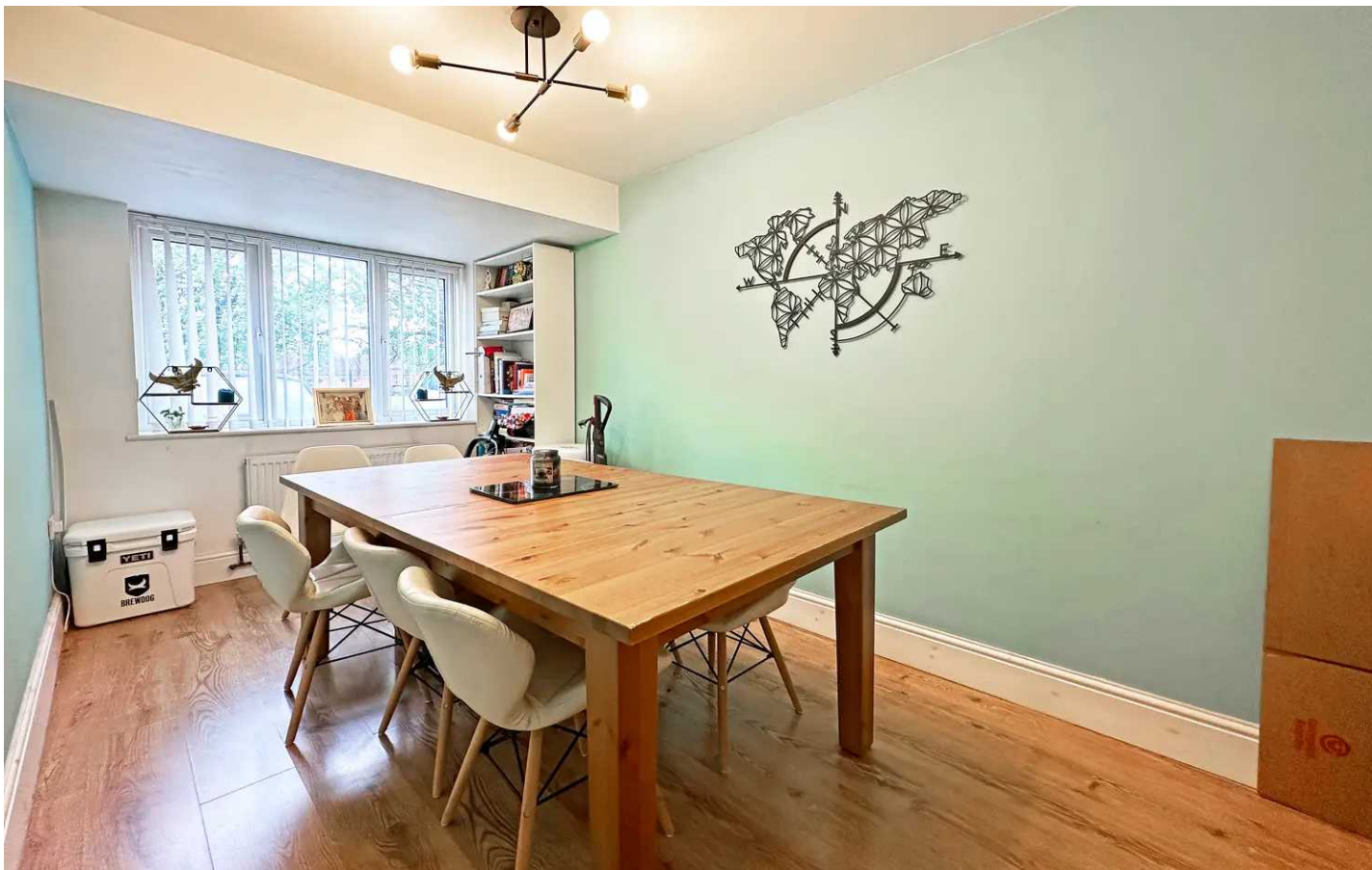
Offers In Excess £400,000



PROPERTY OVERVIEW

Set on a highly sought after and quiet cul-de-sac in Hockley Heath is this delightful three bedroom semi-detached property within easy walking distance to the local primary school and all local amenities. The property is set behind a chattris block pathing providing parking for multiple vehicles and is accessed via a welcoming entrance hallway. Upon entering the ground floor accommodation you are greeted by a spacious entrance hallway connecting all rooms which consists of:- a downstairs wc, a generously sized living room with excellent views of the rear garden; a fitted kitchen; a large dining room offering versatility to be used as an additional family room and a lean-to the rear garden. The first floor is made up of three bedrooms, one of which is a large principal bedroom with all bedrooms serviced via a family bathroom. Outside the property enjoys a beautiful rear garden which is mainly laid with lawn and benefits from a patio seating area. To view this excellent property call Xact Homes on 01564 777284.





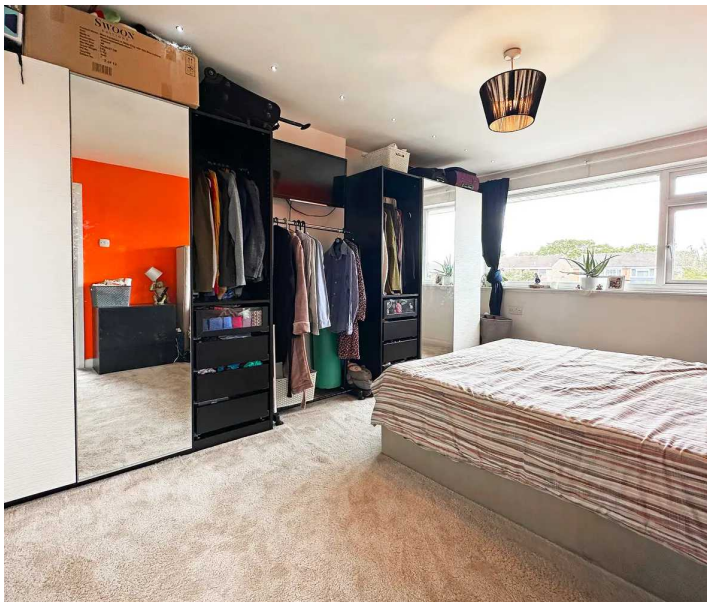
PROPERTY LOCATION

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: D

Tenure: Freehold

- Three Bedroom Semi Detached
- Located Within A Quiet Cul-De-Sac
- Open Plan Living Room & Dining Room
- Refitted Modern Breakfast Kitchen
- Entrance Hallway
- Guest Cloakroom
- Large Principal Bedroom
- Driveway
- Rear Garden





PORCH

HALL

WC

LIVING ROOM

16' 6" x 10' 11" (5.02m x 3.33m)

DINING ROOM

16' 11" x 7' 5" (5.16m x 2.26m)

KITCHEN

6' 6" x 15' 10" (1.97m x 4.83m)

FIRST FLOOR

BEDROOM ONE

15' 11" x 10' 11" (4.84m x 3.33m)

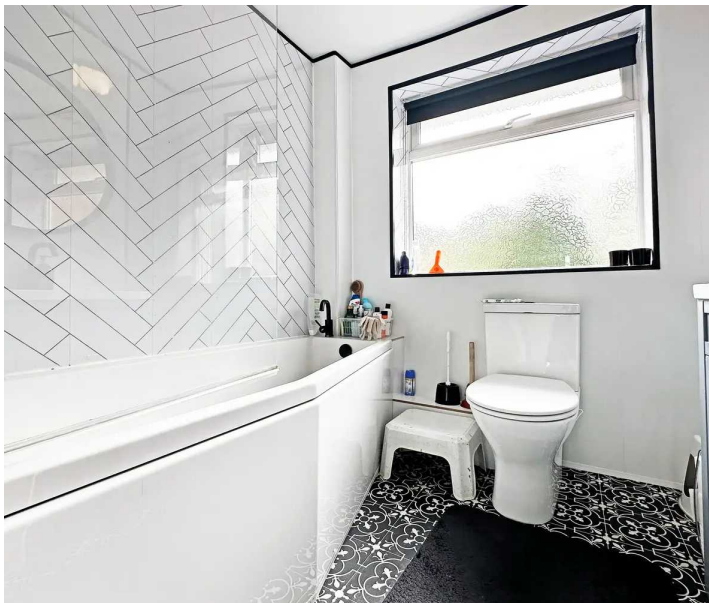
BEDROOM TWO

12' 8" x 10' 11" (3.85m x 3.33m)

BEDROOM THREE

12' 4" x 6' 5" (3.77m x 1.96m)

BATHROOM





OUTSIDE THE PROPERTY

OFF ROAD PARKING

GARDEN

ITEMS INCLUDED IN THE SALE

Stoves extractor, carpets, some light fittings and garden shed

ADDITIONAL INFORMATION

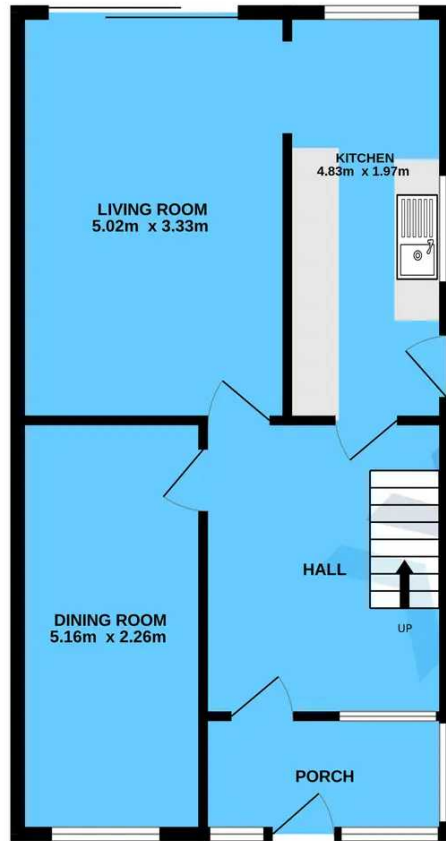
Services - water meter, mains gas, electricity and sewers. Broadband - BT - Fibre optic. Loft space - part boarded and lighting.

MONEY LAUNDERING REGULATIONS

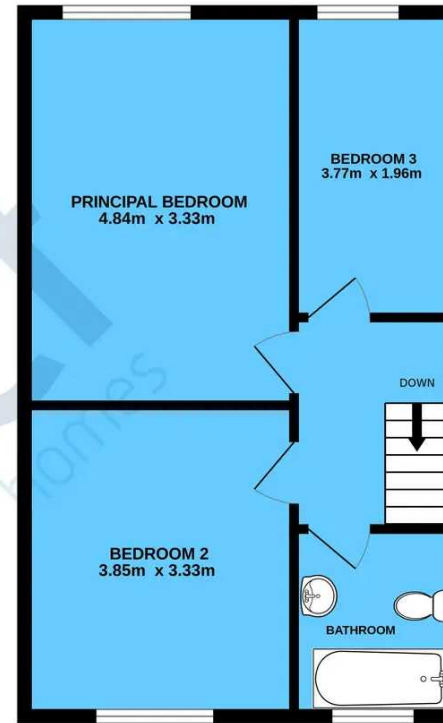
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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SALES & LETTINGS

