



## Spring Lane, Hockley Heath

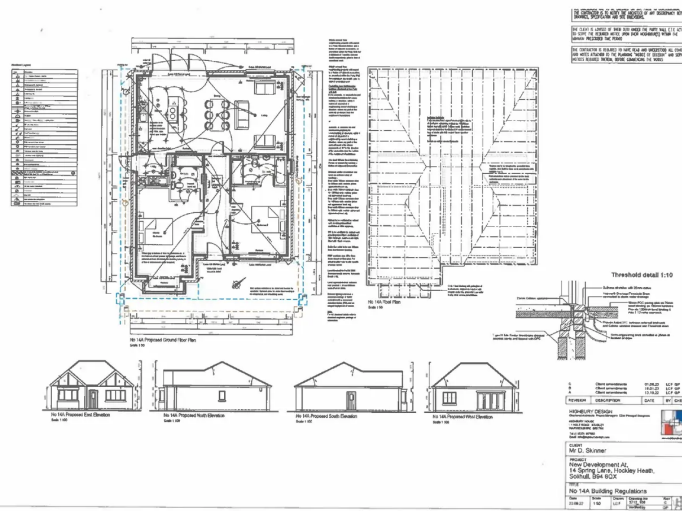
In Excess of £625,000





## Property Overview

Presented exclusively via our Xact Land & New Homes department. Spring House, is a two bedroom detached, New Build bungalow, which offers very versatile accommodation. The property is set back, from the main road. Behind a block paved parking area for two vehicles. At the entrance to the home. You are welcomed via a large hallway, with 2.8m high ceilings. This is a feature throughout the property and gives an impression of a much larger property. The main Bathroom is located off the hallway. It contains a large free standing shower, wash hand basin & WC. The breakfast/ kitchen/family room, has bi folding doors to the rear garden aspect. With a westerly view, to the rear garden. The breakfast/ kitchen area, affording a range of base and wall units with integrated oven, dishwasher, fridge and freezer and an island containing the hob and extractor. There is a separate utility room, off the kitchen area. With a side access to the property. The family area contains a number of power and TV points. There is a good sized lawned rear garden with patio area. An additional feature, to the rear garden. Is an extra piece of land. located to the right hand side. There is potential to have a garden house/office located in this location. The remaining accommodation consists of two double bedrooms with the principal bedroom affording an ensuite and the remaining bedroom serviced via a family bathroom. This bungalow provides outstanding and versatile accommodation set within a most desirable location. Externally, the roof having inset Solar Panels. Generating over 3.6KW of free energy, together with an EV charging point. The property has the added benefit of a 10 year Structural Warranty register your interest call Xact today on 01564 496002.







## KITCHENS & UTILITY

Luxury bespoke fitted kitchen with central island and utility

30mm solid surface quartz work tops

Integrated appliances

Central feature floating ceiling above island

## BATHROOM & ENSUITES

Fully tiled walls & floors and contemporary sanitary ware

Large Mira anti slip safe 1600mm low profile shower trays

Franke sinks & Grohe taps

Free standing feature bath with Grohe bath taps

## FINISHES & FEATURES

High Ceilings 2.8m

2ft 9in doors throughout with 200mm chamfered feature skirting and architrave

Casement double glazed windows throughout with composite front door and aluminium bifold rear doors

3.6KW photovoltaic renewable energy and electric EV charging station

Worcester Bosch Combi Boiler with heat recovery flue



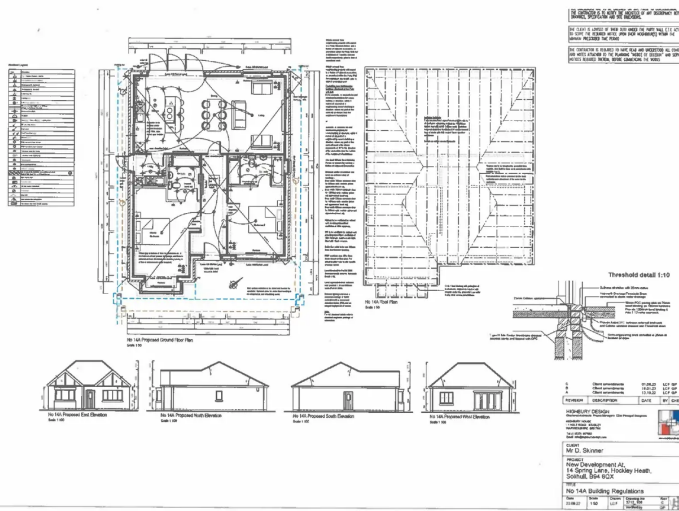
### Property Location

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

- Two Bedroom New Build Detached Bungalow
- Close to Hockley Heath High Street
- Large Family/Kitchen area
- High Ceilings 2.8m
- 3.6kw of Photovoltaic renewable energy and Electric charging point
- Additional rear garden space



**ENTRANCE HALLWAY**

18' 3" x 7' 5" (5.55m x 2.27m)

**OPEN PLAN BREAKFAST KITCHEN/FAMILY ROOM**

27' 11" x 14' 2" (8.51m x 4.33m)

**UTILITY ROOM**

5' 11" x 5' 11" (1.81m x 1.80m)

**PRINCIPAL BEDROOM**

19' 9" x 12' 3" (6.01m x 3.73m)

**ENSUITE**

11' 8" x 6' 0" (3.56m x 1.82m)

**BEDROOM TWO**

12' 8" x 10' 5" (3.85m x 3.18m)

**ENSUITE**

10' 5" x 5' 7" (3.18m x 1.70m)

**OUTSIDE THE PROPERTY****WEST FACING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Bosch oven, hob and microwave, Lamona extractor, dishwasher, fridge and freezer, solar panels, light fittings and all carpets.

**ADDITIONAL INFORMATION**

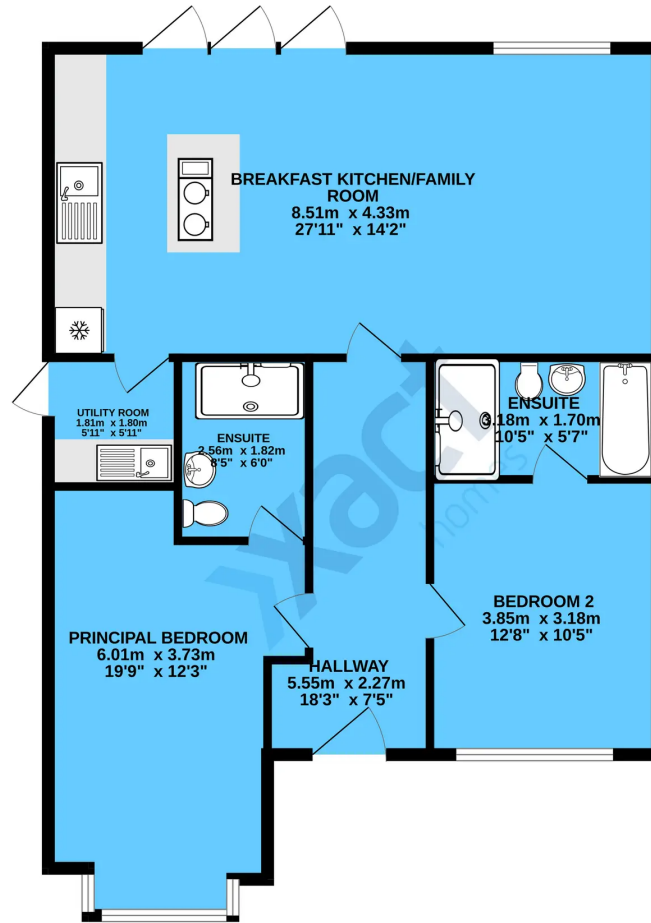
Services - Mains gas, electricity, sewers and water on a meter. Loft Space - with ladder and lighting

**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



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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