



Stratford Road, Hockley Heath

Guide Price £600,000





## PROPERTY OVERVIEW

Located on a highly sought after road in Hockley Heath is this four bedroom detached property which has been significantly remodeled and future proofed by the existing owner. The property is set behind a wide driveway providing parking for multiple vehicles with a remote operated electric gate. The ground floor is accessed via a porch and spacious entrance hallway. It comprises a modern fitted kitchen with fully integrated appliances, a waste disposal unit and a breakfast bar, a large living room with excellent views of the rear garden and a woodburning stove; a versatile dining room which was formerly used as a garage; and a downstairs cloakroom. The first floor accommodation is accessed via an Italian designer staircase and is made up of four bedrooms, three double bedrooms and a single bedroom. The main bedroom has an ensuite with electric underfloor and thermaskirt heating system. The single bedroom is currently used as a home office with all remaining bedrooms serviced via a family bathroom, which is tiled in floor to ceiling Italian marble with a designer bathroom suite and digital wireless shower controller. The property benefits from solar panels with battery back up and a Fischer Aquafficient electric hot water supply. Outside the property enjoys a south westerly facing rear garden which is mainly laid with lawn and benefits from a large patio seating area.





#### 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 Property
- Highly Versatile & Future Proofed
- Fitted Kitchen
- Living Room & Dining Room
- Principal Bedroom With Ensuite
- Family Bathroom
- Sought Westerly Facing Garden
- Wide Driveway
- Solar Panels & Electric Aquafficient Hot Water Supply





**PORCH**

**ENTRANCE HALLWAY**

**FITTED KITCHEN**

21' 10" x 7' 8" (6.65m x 2.33m)

**LIVING ROOM**

19' 8" x 12' 10" (5.99m x 3.90m)

**DINING ROOM**

12' 8" x 7' 7" (3.85m x 2.30m)

**DOWNSTAIRS TOILET**

7' 10" x 3' 3" (2.40m x 1.00m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

13' 7" x 9' 4" (4.15m x 2.85m)

**EN-SUITE**

**BEDROOM TWO**

13' 7" x 9' 8" (4.15m x 2.95m)

**BEDROOM THREE**

12' 8" x 9' 8" (3.85m x 2.95m)

**BEDROOM FOUR / OFFICE**

9' 8" x 6' 3" (2.95m x 1.90m)

**BATHROOM**

9' 4" x 9' 1" (2.85m x 2.76m)

**TOTAL SQUARE FOOTAGE**

Total floor area - 127.0 sq.m. = 1367 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **SOUTH WESTERLY FACING REAR GARDEN**

#### **ITEMS INCLUDED IN SALE**

Integrated oven, extractor, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, some light fittings, solar panels with battery back up (even if there's no electricity the battery supplies energy), electric underfloor heating and thermaskirt heating in the principal bedroom, a garden shed, an electric gate, electric Aquafficient hot water supply, waste disposal unit and open cell spray foam loft insulation approved for mortgages.

#### **ADDITIONAL INFORMATION**

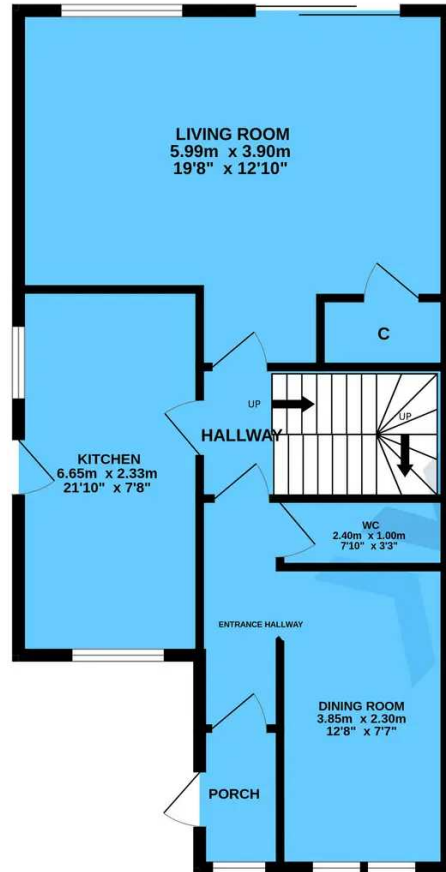
Services - mains gas, electricity and mains sewers.  
Broadband - Sky fibre broadband to the house. Loft space - boarded with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

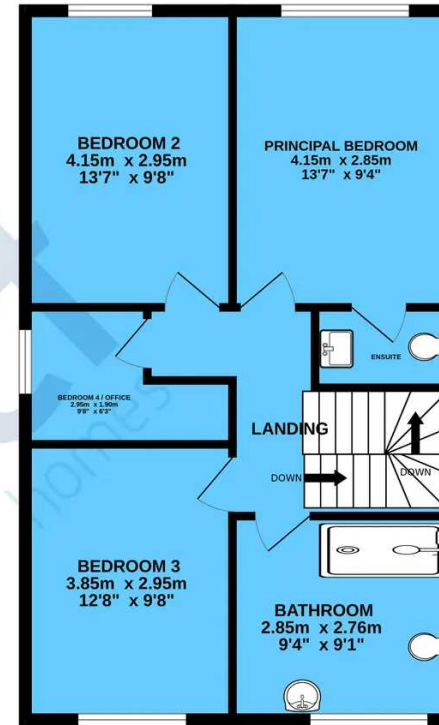
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 127.0 sq.m. (1367 sq.ft.) approx.

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.  
Made with Metropix 62023

# Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

**xact**  
SALES & LETTINGS

