



Spring Lane, Hockley Heath

Guide Price £599,950



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 through out 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

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

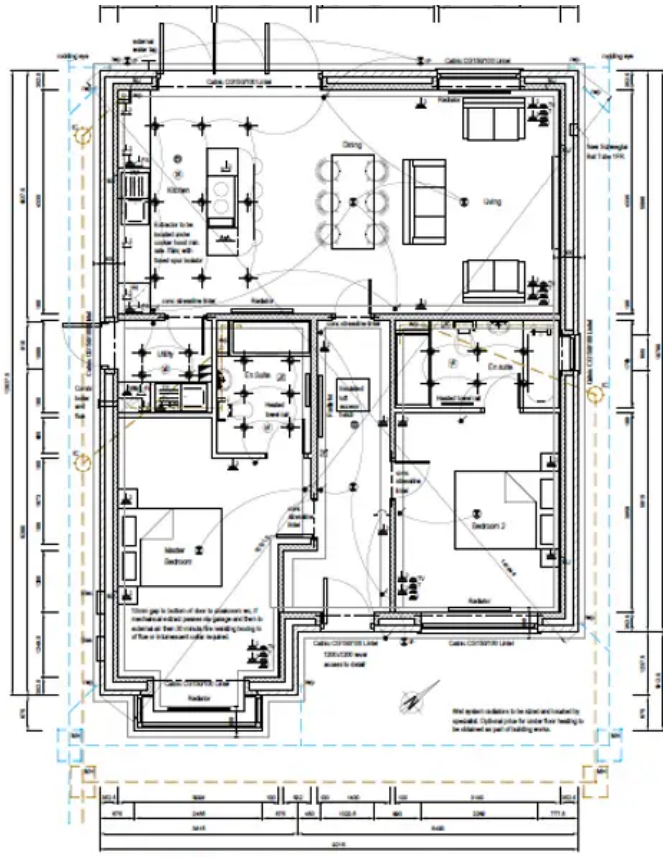
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND NOTICES ATTACHED TO THE PLANNING "NOTICE OF REFUSAL" AND SERVE ANY NOTICES REQUIRED THEREON BEFORE COMMENCING THE WORKS.

Sectional Legend

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No 14A Proposed Ground Floor Plan
Scale 1:50

Clearances from neighbouring property with regard to a building of adjacent construction, or a building within the Party Wall Act a minimum one metre (plus to be determined by the relevant authority) shall be maintained.

Other materials, or materials for and construction, shall be used in a new building or structure, within a distance of any part of a neighbouring property building or structure, where any part of that wall will extend the greater overhangs at 45° to the distance of the overhang from the location of the neighbour's foundations.

you must fabricate the Adjoining Structure as detailed by marking a notice of Adjacent Construction.

Minimum widths of corridors and doors in accordance with the Building Regulations shall be maintained.

Over width 750mm minimum use to 100mm wide corridor (where approached head on).

Over width 1000mm minimum use to 100mm wide corridor (where approached head on).

Over width 1200mm minimum use to 100mm wide corridor (where approached head on).

Over width 1500mm minimum use to 100mm wide corridor (where approached head on).

100mm to be maintained by adjacent wall and providing unobstructed circulation of 100mm minimum.

100mm to be maintained by adjacent wall providing unobstructed circulation of 100mm minimum, with light, clear width 750mm minimum.

Make Run shall be not less than 1000mm from door/entrance opening.

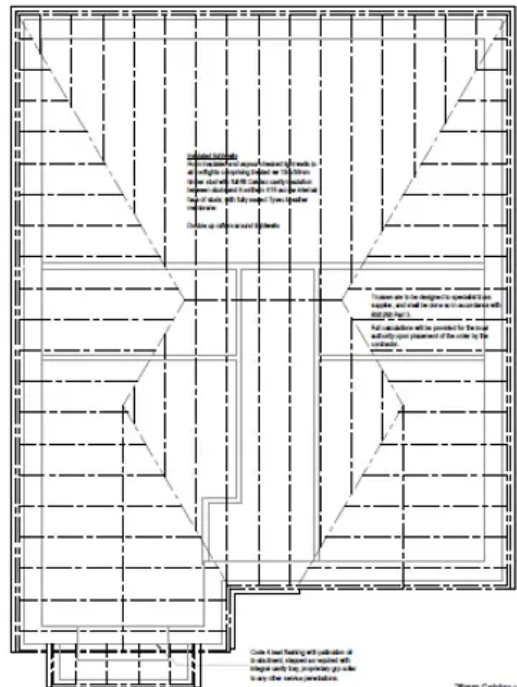
100mm minimum use after this floor shown on this plan, the actual location after is site specific through ground.

Level Threshold: 1.1m (2025) (Standard finish (see to Threshold Detail 1:10)).

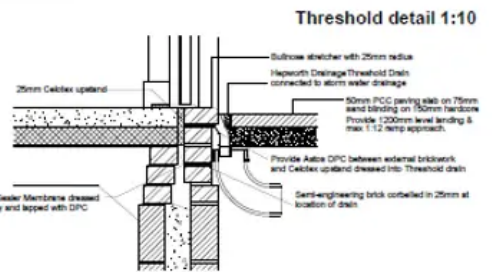
Level approach to front entrance (see plan) 1.1m (2025) (Standard finish (see to Threshold Detail 1:10)).

External lighting to have a maximum height of 1000mm and shall be a minimum distance 1000mm from any adjacent building (not of same height).

Note: For all external walls refer to all relevant engineering drawings of this elevation.



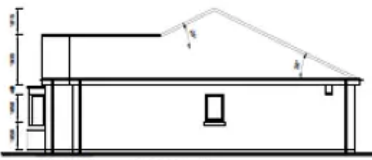
No 14A Roof Plan
Scale 1:50



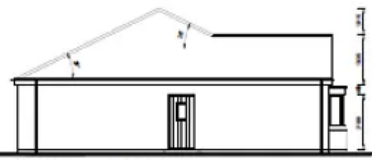
Threshold detail 1:10



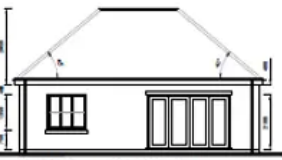
No 14A Proposed East Elevation
Scale 1:100



No 14A Proposed North Elevation
Scale 1:100



No 14A Proposed South Elevation
Scale 1:100



No 14A Proposed West Elevation
Scale 1:100

C	Client amendments	01.06.23	LCF GP
B	Client amendments	19.01.23	LCF GP
A	Client amendments	13.10.22	LCF GP

REVISION	DESCRIPTION	DATE	BY	CHECK
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CLIENT Mr D. Skinner				
PROJECT New Development At				

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