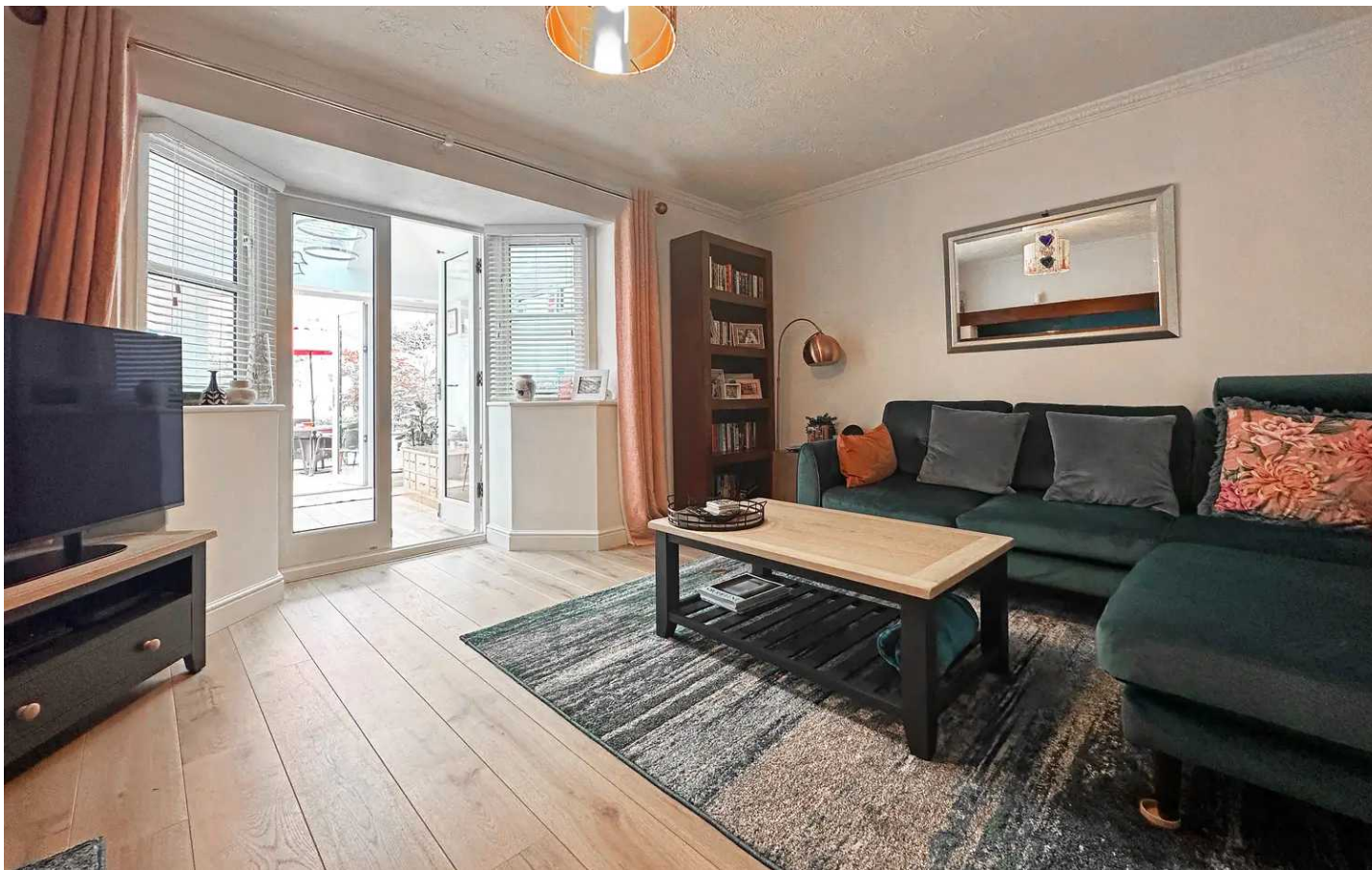




## Portmanteau Mews, Hockley Heath

Guide Price £385,000



## PROPERTY OVERVIEW

Located in the heart of Hockley Heath is this delightful three bedroom semi-detached property which is immaculately presented throughout and has been tastefully extended by the existing owners. The ground floor accommodation is accessed via a welcoming entrance hallway and consists of:- a bright and spacious living room with feature fire place; a superb sun room opening out to the rear garden; a fitted kitchen with integrated appliances; and a downstairs toilet. The first floor accommodation is made up of three bedrooms, one of which is a large principal bedroom with fitted wardrobes with all bedrooms serviced via a family bathroom. Bedroom two is a spacious double with bedroom three offering versatility to be used as a home office or dressing room. Outside the property enjoys a low-maintenance rear garden, an allocated parking space and single garage located in the private mews courtyard.. To view this excellent property call Xact Homes today on 01564 777284.





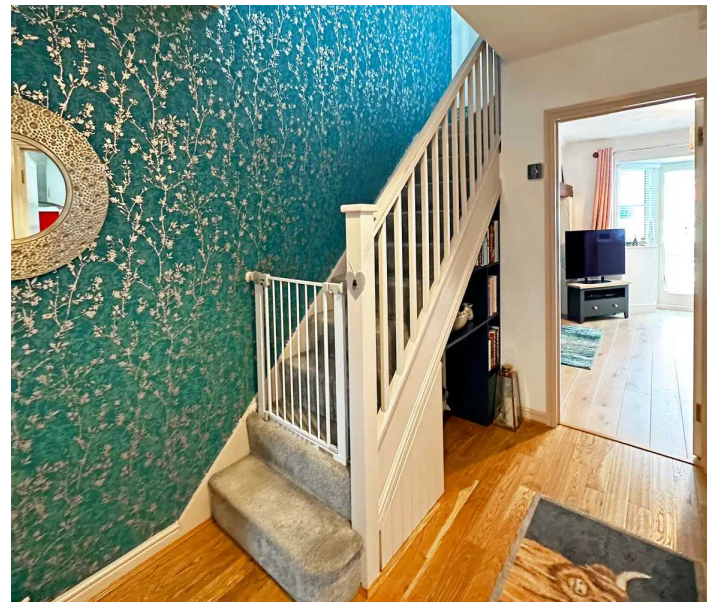
#### PROPERTY LOCATION

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 Property
- Set In The Heart Of Hockley Heath
- Immaculately Presented Throughout
- Fitted Kitchen
- Living Room & Sun Room
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Low Maintenance Rear Garden
- Allocated Parking & Single Garage





## ENTRANCE HALLWAY

### WC

2' 10" x 4' 10" (0.86m x 1.47m)

### LIVING ROOM

12' 0" x 14' 11" (3.66m x 4.56m)

### SUN ROOM

9' 7" x 11' 3" (2.93m x 3.43m)

### KITCHEN

7' 10" x 12' 3" (2.38m x 3.74m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

12' 2" x 8' 10" (3.72m x 2.69m)

### BEDROOM TWO

9' 9" x 8' 8" (2.98m x 2.65m)

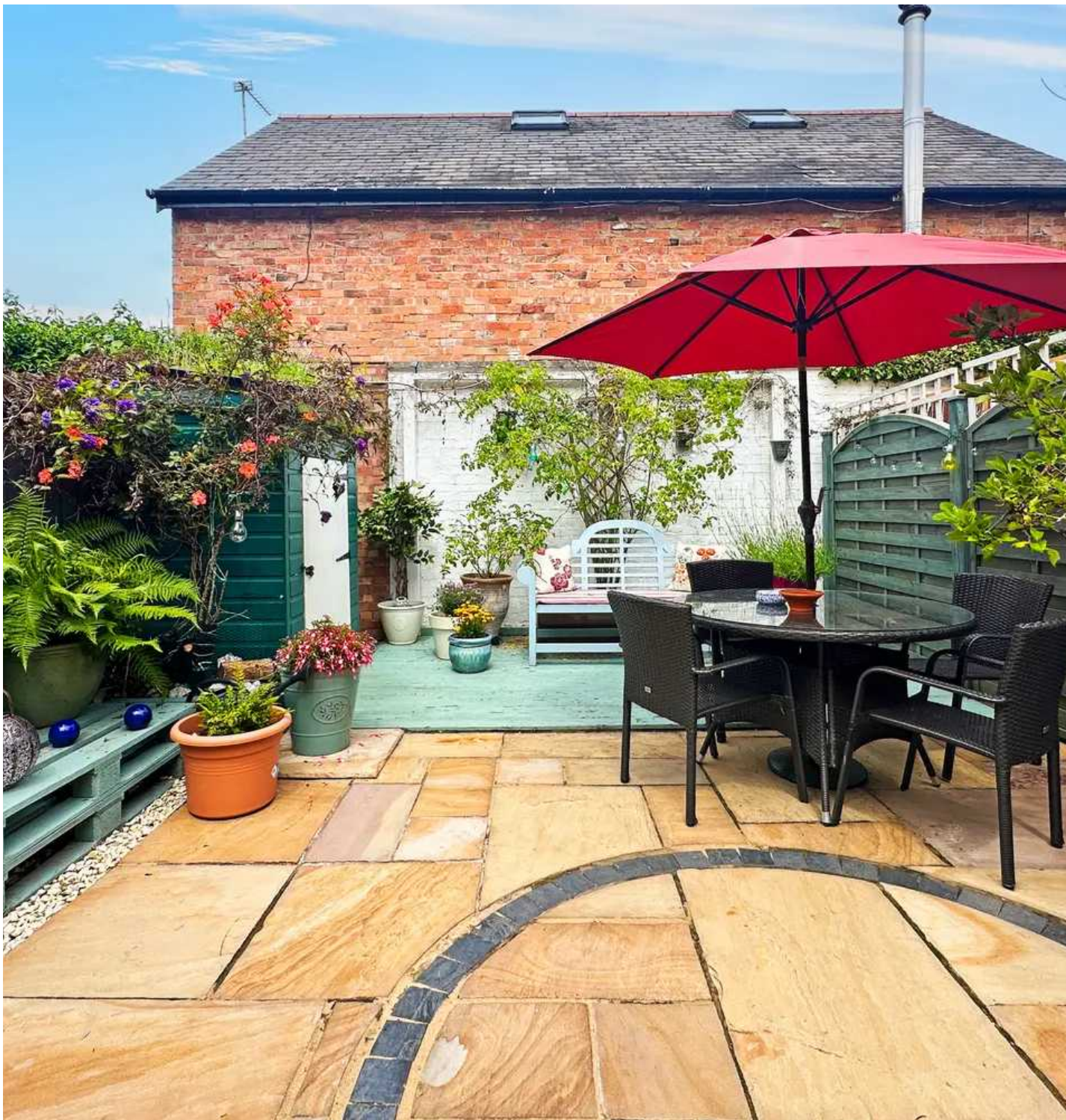
### BEDROOM THREE

8' 8" x 5' 12" (2.65m x 1.82m)

### BATHROOM

6' 2" x 6' 1" (1.87m x 1.86m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

### **NORTH FACING REAR GARDEN**

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

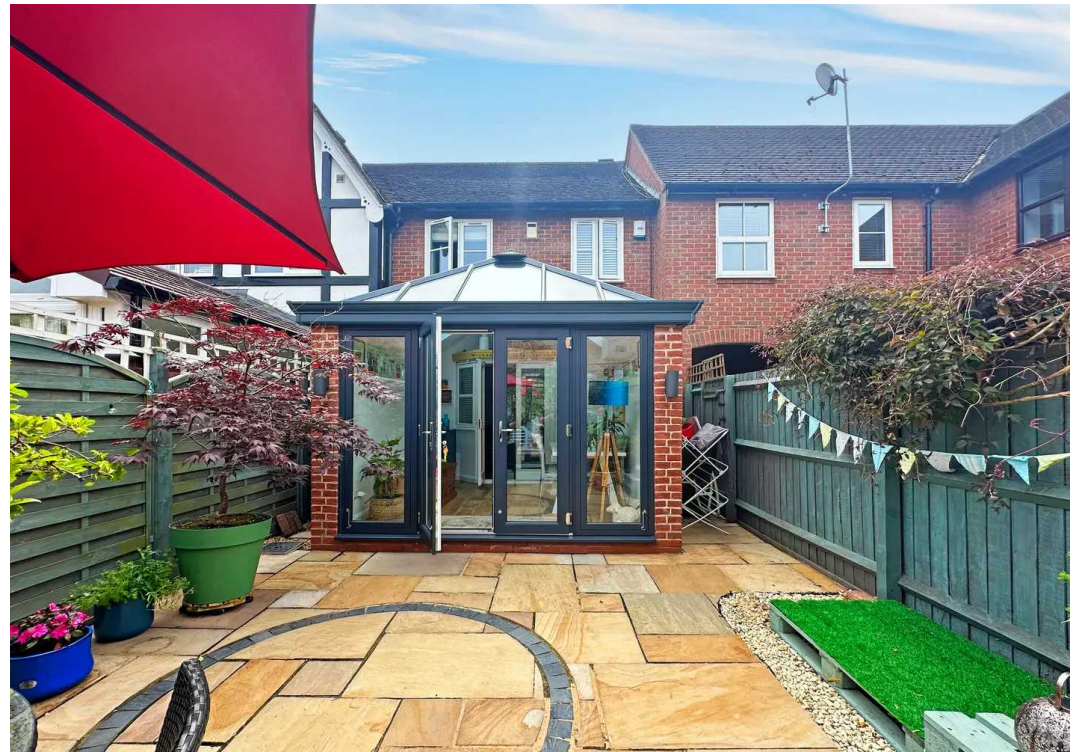
Integrated oven, integrated hob, extractor, Bosch integrated dishwasher, all carpets, blinds (to be negotiated), fitted wardrobes in bedrooms one and three, all light fittings, underfloor heating in the garden room and small shed.

#### **ADDITIONAL INFORMATION**

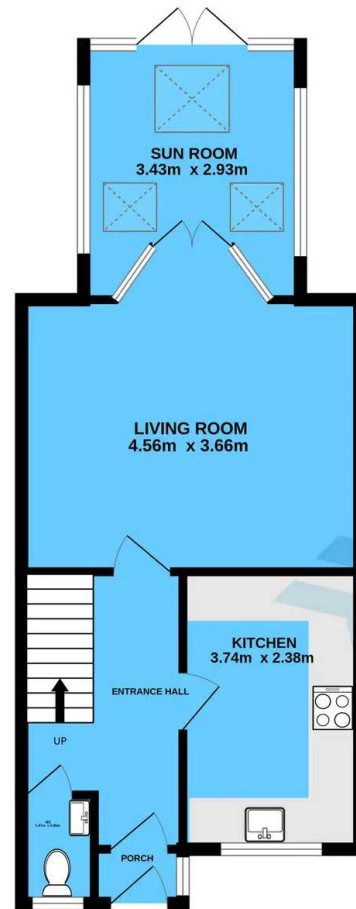
Services: water meter, mains gas, electricity and main sewers. Broadband: BT Fibre-Optic. Service Charge and Ground Rent: Not applicable.

#### **MONEY LAUNDERING REGULATIONS**

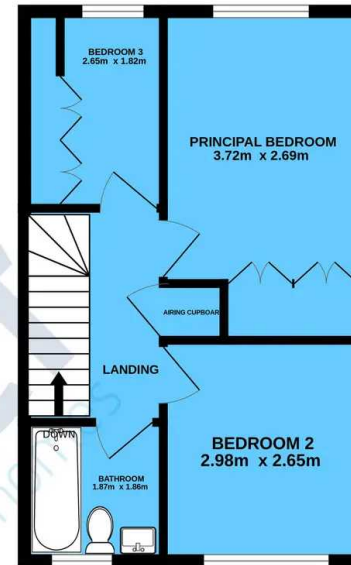
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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