



Stratford Road, Hockley Heath

Guide Price £1,500,000





PROPERTY OVERVIEW

Situated within a serene and sought-after location, this grand and spacious property offers an abundance of versatile living space with a total of six bedrooms. This large four double bedroom detached residence boasts a detached coach house/annexe, providing additional living quarters for guests / family or as a potential rental opportunity (which will need to be approved by the council).

Approaching the property, one is greeted by a sweeping driveway leading to the house situated on a vast and wide plot of approximately 0.6 of an acre. The interior of the property has undergone a meticulous remodel and update by the current owners, ensuring a modern and stylish living environment.

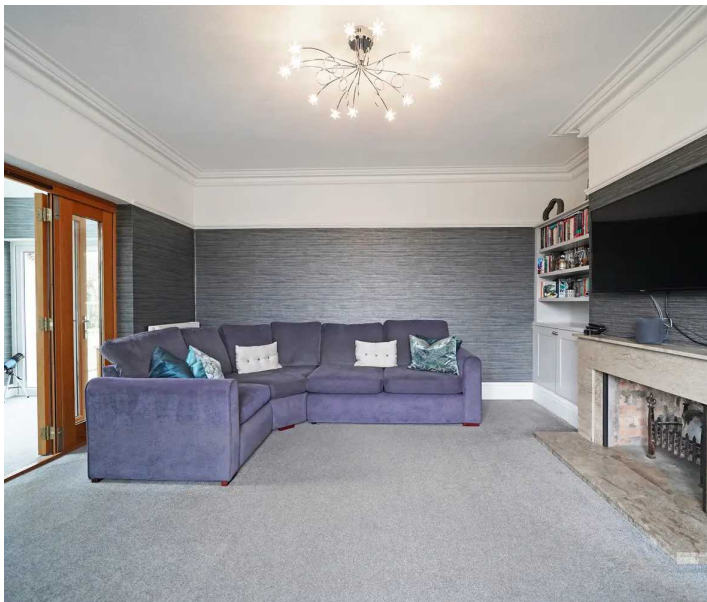


Upon entering, one is greeted by a plethora of living spaces, with four reception rooms including a living room, dining room, garden room, and family room. The modern open-plan breakfast kitchen is complemented by a large utility room, catering to the needs of today's lifestyle.



Ascending the staircase to the first floor, one will find four generously sized double bedrooms, a study, and two luxurious bathrooms, all beautifully appointed and designed with comfort and style in mind. The expansive south-facing garden offers a tranquil retreat, perfect for outdoor relaxation and entertaining with a wrap around large decked area perfect for catching the all day sun. Located within the garden and accessed via a separate gated entrance is a detached double garage provides ample parking and storage space.

For those seeking additional accommodation or income potential, the self-contained detached coach house presents a living room, breakfast kitchen, double garage, two double bedrooms, and a modern bathroom. The landscaped and wide rear garden affords open views to green belt fields and countryside, providing a sense of openness and privacy.





This property exemplifies versatile and luxurious living, offering ample space for a growing family or for those who appreciate the finer things in life. With its desirable location, modern updates, separate annexe for family / friends or even as a potential for rental income, this residence presents a unique opportunity for a discerning buyer looking to invest in a property of exceptional quality and charm.

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.

Council Tax band: G

Tenure: Freehold





- Large Four Double Bedroom Detached Residence With Detached Coach House / Annexe
- Situated On A Large And Wide Plot Behind Sweeping Driveway
- Set Within A Large Plot Of Approximately 0.6 Of An Acre
- Internally Remodelled And Beautifully Updated By The Present Owners
- Four Reception Rooms Including Living Room, Dining Room, Garden Room And Family Room
- Modern Open Plan Breakfast Kitchen With Large Utility
- Extensive South Facing Garden With Detached Double Garage
- Self Contained Detached Coach House With Living Room / Breakfast Kitchen / Double Garage And Two Double Bedrooms And Modern Bathroom
- Open Views To Green Belt Fields And Countryside
- Potential To Generate Rental Income From Detached Coach House (Which Will Need To Be Approved By The Council)

PORCH

ENTRANCE HALL

WC

6' 11" x 3' 7" (2.10m x 1.10m)

LIVING ROOM

15' 1" x 15' 1" (4.60m x 4.60m)

DINING ROOM

14' 11" x 13' 11" (4.55m x 4.25m)

GARDEN ROOM

13' 11" x 7' 10" (4.25m x 2.40m)

FAMILY ROOM

BREAKFAST KITCHEN

17' 9" x 13' 11" (5.40m x 4.25m)



**UTILITY ROOM**

20' 6" x 8' 4" (6.25m x 2.55m)

STORAGE

14' 1" x 11' 6" (4.30m x 3.50m)

WC

5' 5" x 3' 2" (1.64m x 0.97m)

FIRST FLOOR**BEDROOM ONE**

15' 1" x 14' 11" (4.60m x 4.55m)

STUDY

9' 5" x 8' 2" (2.88m x 2.50m)

BEDROOM TWO

15' 1" x 11' 8" (4.60m x 3.55m)

BEDROOM THREE

13' 11" x 12' 0" (4.25m x 3.65m)

BEDROOM FOUR

12' 2" x 11' 6" (3.70m x 3.50m)

BATHROOM

14' 5" x 9' 0" (4.40m x 2.75m)

SHOWER ROOM

7' 7" x 6' 5" (2.30m x 1.95m)

TOTAL SQUARE FOOTAGE

Total floor area: 249.0 sq.m. = 2680 sq.ft. approx.

OUTSIDE THE PROPERTY**DETACHED DOUBLE GARAGE**

18' 4" x 14' 3" (5.60m x 4.35m)

LANDSCAPED AND WIDE SOUTH FACING REAR GARDEN



DETACHED COACH HOUSE / ANNEXE

HALL

WC

LIVING ROOM

13' 7" x 12' 0" (4.15m x 3.65m)

BREAKFAST KITCHEN

16' 11" x 10' 6" (5.15m x 3.20m)

FIRST FLOOR

BEDROOM ONE

13' 1" x 12' 4" (4.00m x 3.75m)

BEDROOM TWO

12' 2" x 10' 8" (3.70m x 3.25m)

BATHROOM

8' 10" x 7' 10" (2.70m x 2.40m)

TOTAL SQUARE FOOTAGE

Total floor area: 104.5 sq.m. = 1125 sq.ft. approx.

OUTSIDE THE PROPERTY

DOUBLE GARAGE

16' 11" x 15' 9" (5.15m x 4.80m)

**ITEMS INCLUDED IN SALE**

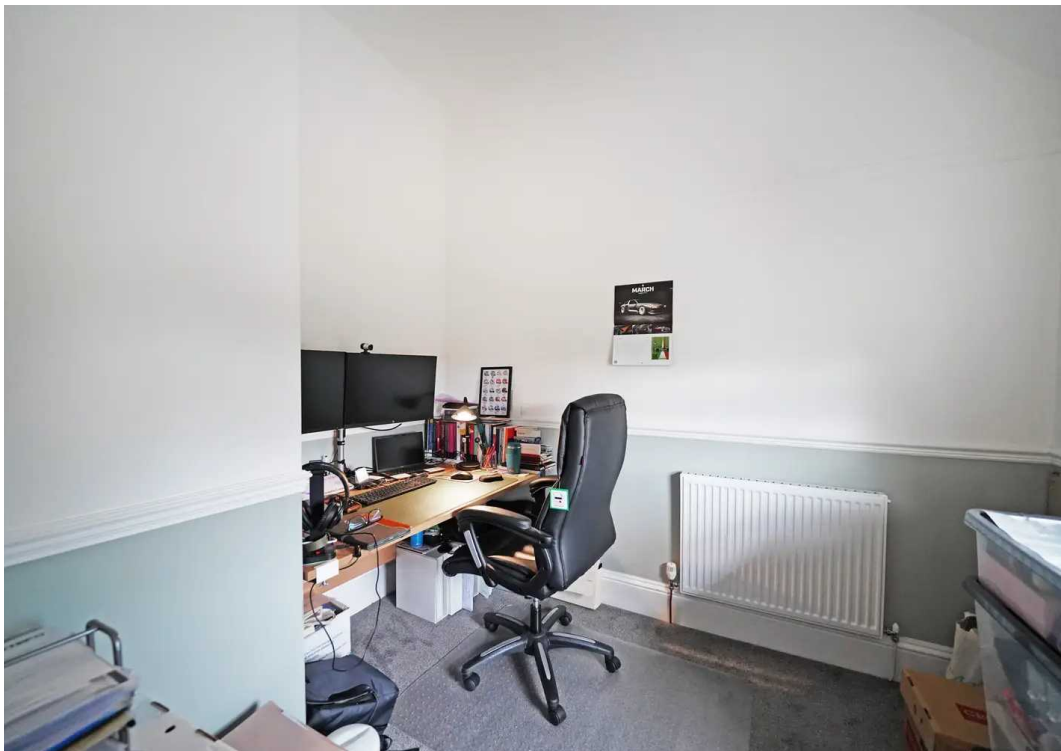
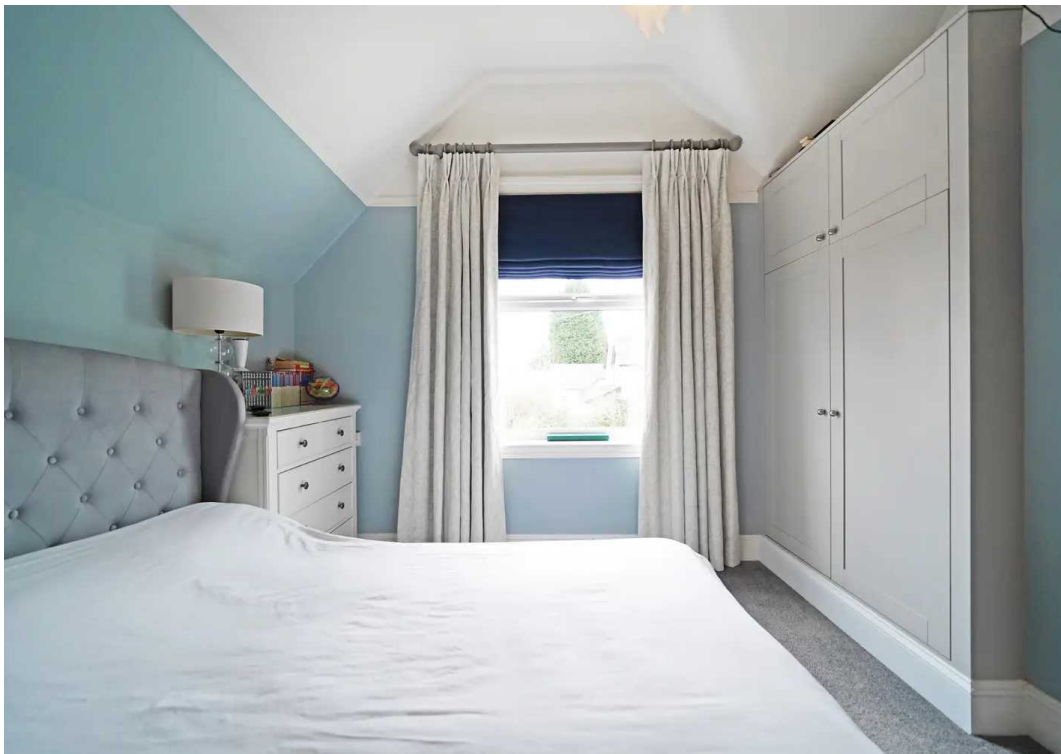
Free standing cooker, extractor, microwave, fridge, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in all bedrooms, some light fittings and an electric garage door. The big American fridge freezer is negotiable.

ADDITIONAL INFORMATION

Services - mains gas, electricity and septic tank.
Broadband - BT.

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 : 249.0 sq.m. (2680 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.

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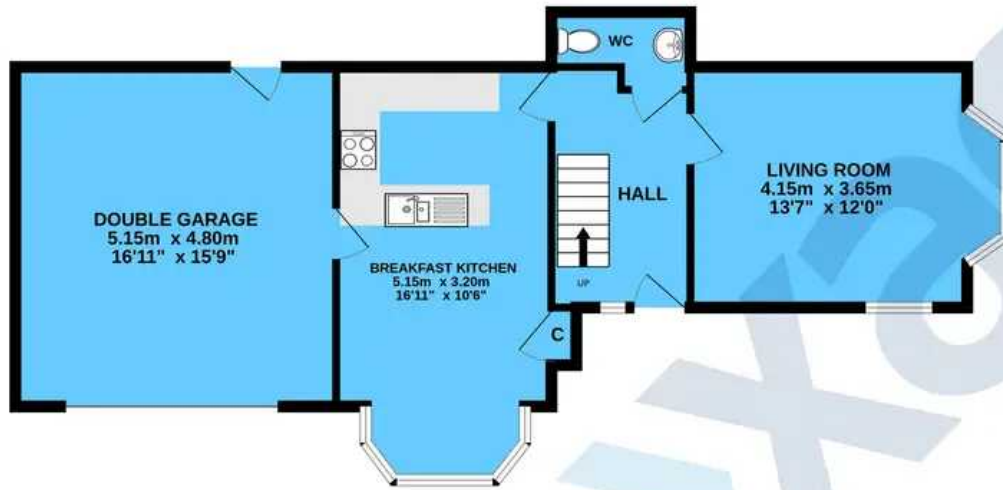
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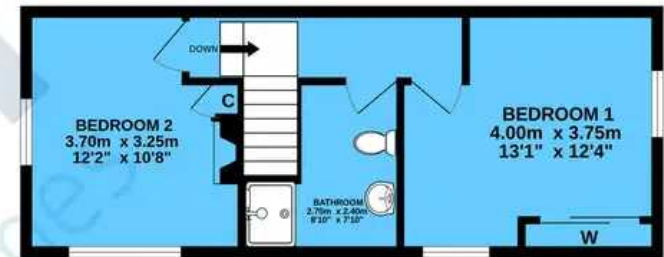
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xact
EXCLUSIVE

GROUND FLOOR
70.1 sq.m. (755 sq.ft.) approx.



1ST FLOOR
34.4 sq.m. (370 sq.ft.) approx.



TOTAL FLOOR AREA : 104.5 sq.m. (1125 sq.ft.) approx.

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EXCLUSIVE

