



Stratford Road, Hockley Heath

Guide Price £235,000







## PROPERTY OVERVIEW

Located in the prime area of Hockley Heath, this two-bedroom duplex apartment is a rare find with the added benefit of NO UPWARD CHAIN. Situated close to all local amenities, this property is ideal for first-time buyers, investors, or downsizers seeking a convenient lifestyle. Upon entering, you will be pleasantly surprised by the deceptively spacious layout, starting with the welcoming entrance hallway. The large open plan living/dining room offers ample space for sofa seating and a dining table, perfect for entertaining guests. The fitted kitchen boasts integrated appliances, making meal preparation a breeze. The ground floor is completed with a family bathroom. Ascending to the second floor, you will find two double bedrooms, one of which is the principal bedroom with an ensuite bathroom. The property is bright and extremely spacious throughout, offering a comfortable living environment. Additional features include a patio seating area, allocated parking space, and a single garage located in a separate block. Don't miss this opportunity to own a charming property in a sought-after location. Schedule a viewing today.





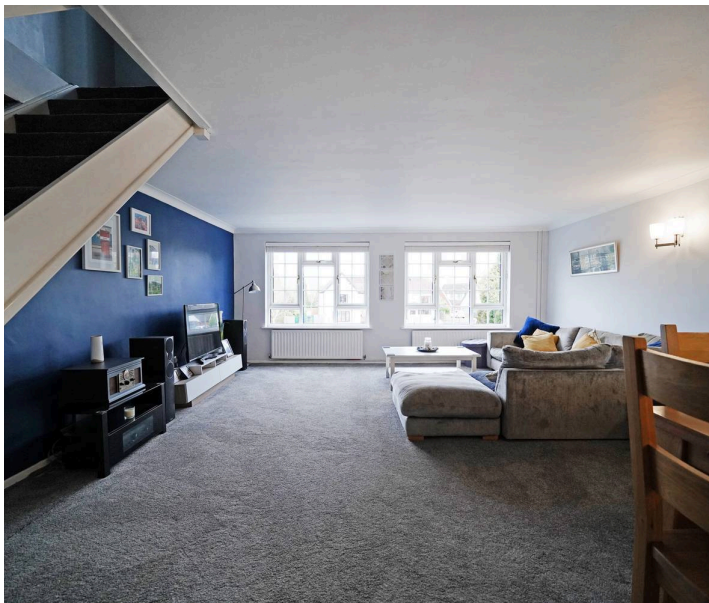
## PROPERTY LOCATION

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: C

Tenure: Leasehold

- Two Bedroom Duplex Apartment
- NO UPWARD CHAIN
- Located In The Heart Of Hockley Heath
- Open Plan Living / Dining Room
- Principal Bedroom With Ensuite
- Patio Seating Area
- Allocated Parking & Single Garage



## ENTRANCE HALLWAY

### LIVING / DINING ROOM

23' 1" x 18' 3" (7.04m x 5.55m)

### KITCHEN

10' 9" x 8' 11" (3.27m x 2.71m)

### BATHROOM

10' 9" x 5' 9" (3.27m x 1.76m)





## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

11' 11" x 11' 2" (3.63m x 3.40m)

### **ENSUITE**

### **BEDROOM TWO**

12' 1" x 11' 1" (3.69m x 3.37m)

### **TOTAL SQUARE FOOTAGE**

Total floor area: 99.0 sq.m. = 1066 sq.ft. approx.

### **OUTSIDE THE PROPERTY**

### **ALLOCATED PARKING SPACE**

### **SINGLE GARAGE**

### **ITEMS INCLUDED IN SALE**

Bosch integrated oven, Bosch integrated hob, extractor, Bosch microwave, fridge freezer, Bosch dishwasher, Hotpoint washing machine, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom and all light fittings.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - BT. Ground rent - £75.00 (pa).



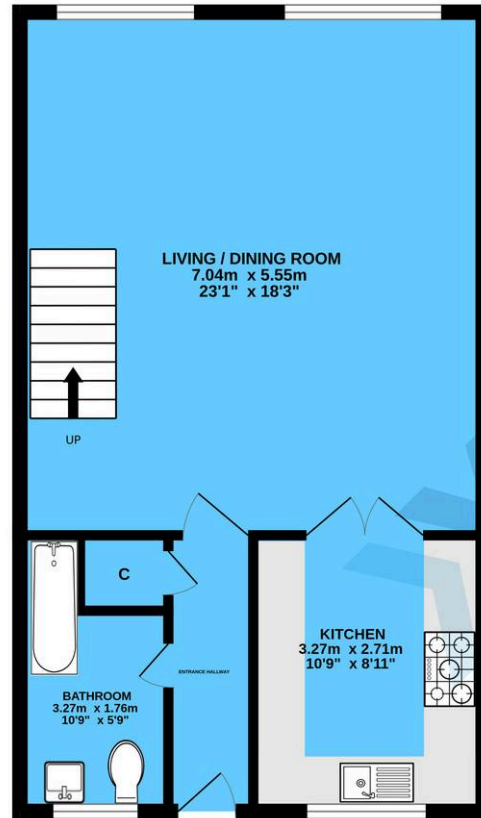


#### **INFORMATION FOR POTENTIAL BUYERS**

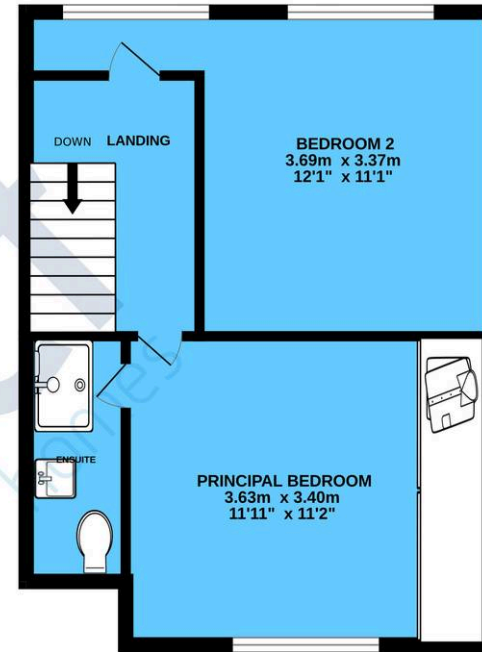
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 99.0 sq.m. (1066 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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