



smarthomes

Arden Meads

Hockley Heath, Solihull, B94 6QN

- An Extended Four Bedroom Detached Family Home
- Extended Dining Kitchen
- Spacious Lounge With Bespoke Feature Staircase
- Luxury Re-Fitted Four Piece Family Bathroom
- Southerly Facing Landscaped Rear Garden

£550,000

EPC Rating 66

Current Council Tax Band D





Property Description

The property is set back from the road behind a lawned fore garden and block paved driveway providing off road parking extending to automated roller shutter garage door, side access and UPVC obscure double glazed door leading through to

Extended Entrance Hallway

With ceiling light point, radiator, travertine style tiled flooring, obscure double glazed window to side elevation and contemporary oak doors leading off to

Guest WC

With low flush WC, wall mounted sink with tiled splashback, travertine style tiled flooring, obscure double glazed window to front and built-in store cupboard



Home Office

7' 4" x 8' 1" (2.24m x 2.46m) With picture window to side, radiator, ceiling light point and Amtico flooring

Spacious Lounge to Rear

15' 6" x 16' 3" (4.72m x 4.95m) With bespoke open plan oak staircase with stainless steel rails leading to the first floor accommodation, Amtico flooring, ceiling light point, two radiators, feature recessed chimney with exposed brickwork, stone effect hearth and freestanding log burner, double glazed windows incorporating French doors leading out to the Southerly facing landscaped rear garden and glazed oak door leading through to



Extended Dining Kitchen to Front

30' 10" x 7' 11" (9.4m x 2.41m) Being fitted with a range of wall, drawer and base units with complementary Granite work surfaces and matching upstands, sink and drainer unit with mixer tap, freestanding five ring Rangemaster cooker with feature glazed splashback and extractor canopy over, radiator, ceiling light points, travertine style tiled flooring, double glazed window to front, UPVC obscure double glazed door to side and glazed double doors leading into



Snug/Family Room to Rear

8' 4" x 9' 2" (2.54m x 2.79m) With feature vaulted ceiling, double glazed windows, double glazed French doors leading out to the Southerly facing rear garden, radiator, hard-wiring for wall mounted television and Travertine style tiled flooring

Accommodation on the First Floor

Landing

With access to partly boarded loft space, ceiling light point and doors leading off to

Bedroom One to Rear

12' 0" x 11' 6" (3.66m x 3.51m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Two to Rear

8' 7" x 11' 8" (2.62m x 3.56m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

11' 6" x 8' 4" (3.51m x 2.54m) With double glazed window to front elevation, radiator and ceiling light point





Bedroom Four to Front

7' 10" x 7' 1" (2.39m x 2.16m) With double glazed window to front elevation, radiator and ceiling light point

Luxury Re-Fitted Four Piece Family Bathroom to Front

11' 5" x 7' 11" (3.48m x 2.41m) Being re-fitted with a four piece white suite comprising; panelled bath with centralised mixer tap, low flush WC, large pedestal wash hand basin and over-sized walk-in shower with thermostatic Hansgrohe shower and floor drain with tiling to water prone areas, non-slip flooring, obscure double glazed window to front and ladder style radiator



Garage

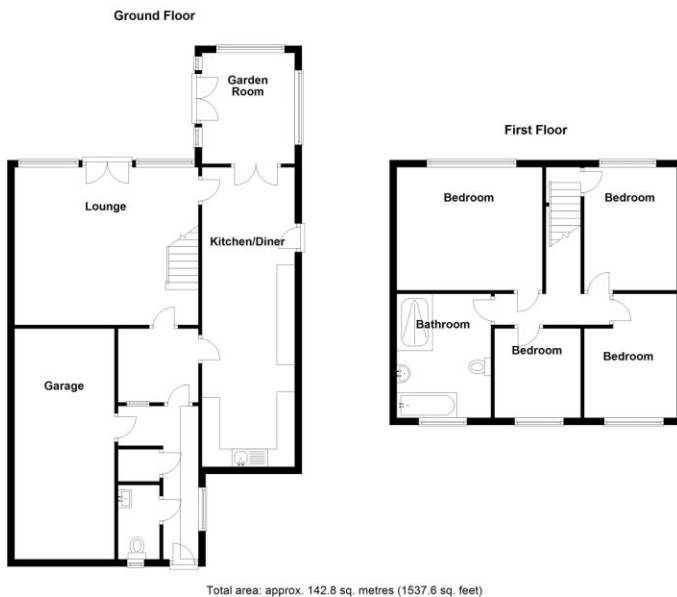
8' 10" x 23' 2" (2.69m x 7.06m) With automated roller shutter garage door to driveway, power points and wall mounted Worcester boiler

Southerly Facing Landscaped Rear Garden

Being mainly laid to lawn with paved patio, external lighting, courtesy side access to driveway, concrete storage shed, fencing to boundaries and shaped borders with a variety of mature shrubs, trees and bushes

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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