



School Road, Hockley Heath

Guide Price £1,250,000

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PROPERTY OVERVIEW

Introducing this exquisite five bedroom detached property, which truly offers the perfect blend of semi rural living but with the convenience of being located close to local amenities and schools, including the highly sought-after Tudor Grange Academy. The property is set back behind a large stoned driveway providing ample parking and also leading to a double garage. Upon entering the property you are greeted by a welcoming entrance hallway, complete with a convenient cloaks room and a downstairs WC for added practicality. The entrance hallway provides access to all ground floor accommodation. The heart of this impressive residence lies within the open plan kitchen, dining, and family room, adorned with luxurious bi-folding doors leading to the private rear garden. The kitchen boasts high-end Smeg and Siemens appliances, complemented by underfloor heating, an island housing a five-ring hob, and sleek design elements for a seamless culinary experience. In addition to the expansive kitchen area, this property also features two reception rooms including a lounge to the front elevation and a study to the rear.





Both rooms provide versatility spaces for relaxation and productivity. The utility room offers functionality and organisation with a courtesy door to the garage and side elevation.

To the first floor are five bedrooms and three bathrooms. The principal bedroom exudes luxury with its en-suite shower room, walk-in wardrobe, and additional storage space for utmost convenience. Further enhancing the comfort of this home, there is a Jack and Jill shower room, modern family bathroom, and a spacious landing promoting a sense of openness throughout. The property's garage ensures ample parking and storage solutions, catering to practical needs effortlessly. Step outside into the private landscaped rear garden, where tranquillity meets sophistication. Boasting a large oak gazebo and two small kitchen areas, this outdoor sanctuary is ideal for al-fresco dining and entertaining guests in style. The meticulously maintained garden is adorned with a willow oak, apple, and plum tree, adding a touch of nature's beauty to the surroundings. Noteworthy features of this eco friendly family home are the high levels of insulation, a mechanical ventilation system with heat recovery, and triple-glazed windows underscore the property's commitment to energy efficiency and sustainability. This residence represents a harmonious blend of modern luxury and sophisticated design, offering a truly exceptional living experience for discerning individuals seeking a place to call home.





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. Residents enjoy convenient amenities including a popular French bakery, butchers, Co-op supermarket, dentist, park, and village hall. With beautiful walking spots along the canal, through fields, and in the park, Hockley Heath is an ideal location for those who appreciate the outdoors and village life.

Council Tax band: G

Tenure: Freehold

- Five Bedroom Detached House
- Tudor Grange Academy Catchment
- Welcoming Entrance Hallway With Cloaks Room And Downstairs Wc
- Open Plan Kitchen / Dining / Family Room With Bi-folding Doors To Rear Garden
- Lounge & Study
- Utility Room
- Principal Bedroom With En-suite Shower Room, Walk-In Wardrobe & Additional Storage Space
- Jack And Jill Shower Room & Modern Family Bathroom
- Garage
- Private Landscaped Rear Garden Offering An Oak Gazebo And Two Small Kitchen Areas



ENTRANCE HALLWAY

CLOAKS ROOM

WC

KITCHEN / DINING / FAMILY ROOM

33' 0" x 15' 1" (10.05m x 4.61m)

LOUNGE

17' 5" x 12' 4" (5.30m x 3.77m)

STUDY

12' 4" x 12' 0" (3.77m x 3.67m)

UTILITY ROOM

11' 11" x 5' 9" (3.63m x 1.74m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 1" x 14' 8" (4.60m x 4.48m)

ENSUITE SHOWER ROOM

10' 6" x 6' 10" (3.20m x 2.08m)

WALK IN WARDROBE

EAVES STORAGE

BEDROOM TWO

17' 1" x 13' 10" (5.20m x 4.22m)

JACK AND JILL SHOWER ROOM

8' 2" x 5' 0" (2.48m x 1.52m)

BEDROOM THREE

15' 7" x 12' 4" (4.74m x 3.77m)

BEDROOM FOUR

15' 5" x 8' 0" (4.69m x 2.45m)

**BEDROOM FIVE**

12' 4" x 10' 2" (3.77m x 3.09m)

BATHROOM**TOTAL SQUARE FOOTAGE**

Total floor area: 268.2 sq.m. = 2887 sq.ft. approx.

OUTSIDE THE PROPERTY**GARAGE**

16' 10" x 16' 2" (5.13m x 4.94m)

PRIVATE LANDSCAPED REAR GARDEN**LARGE OAK GAZEBO****TWO SMALL KITCHEN AREAS****ITEMS INCLUDED IN SALE**

Siemens integrated oven, Siemens integrated hob, Smeg dishwasher, all carpets, all blinds, some light fittings, underfloor heating in a small area in the kitchen, a garden shed, an electric garage door and a car charging point which was installed in 2016.

ADDITIONAL INFORMATION

Services - electricity. Broadband - BT.

MONEY LAUNDERING REGULATIONS

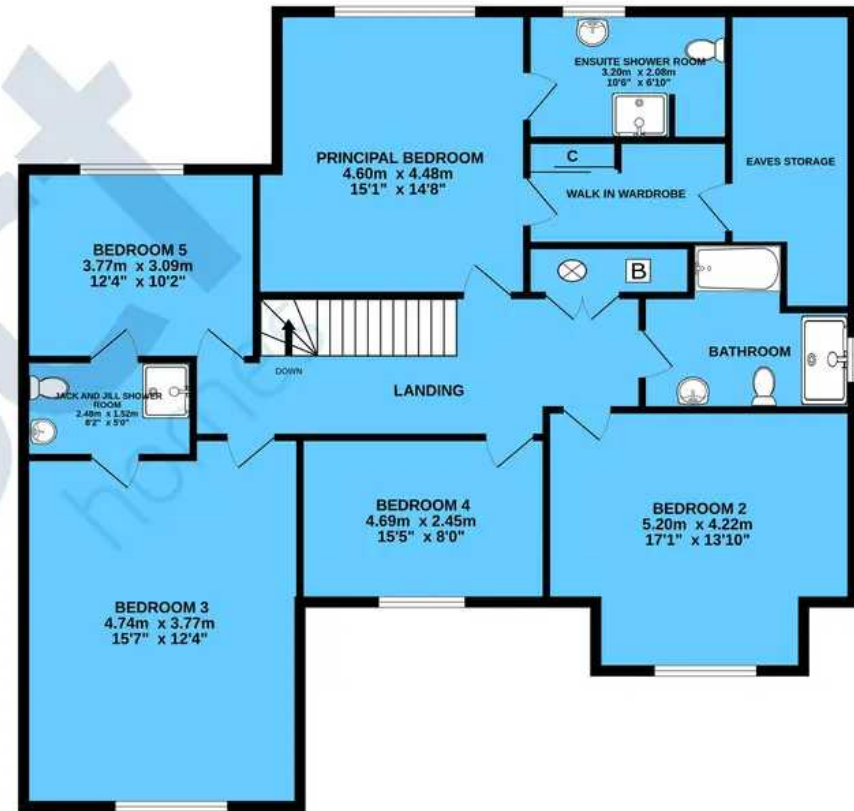
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 268.2 sq.m. (2887 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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