



## Cut Throat Lane, Hockley Heath

Offers In Excess Of £800,000



## PROPERTY OVERVIEW

Presenting a remarkable opportunity to acquire a stunning residence, this immaculately presented four-bedroom detached house is an exemplary display of modern living. Boasting a superior semi-rural location.

As you enter the property off the hallway there is a large lounge with an inviting log burner. The lounge also benefits from views over the field opposite the property. The heart of the home lies in the stylish kitchen / diner, which benefits from integrated appliances and views to the large garden through bi-fold doors.

Moving up to the first floor, you will find four large bedrooms, complemented by three bathrooms, including two en-suite bathrooms. All bedrooms benefit from large windows and ample natural light.



Stepping outside, one is greeted by the expansive garden, providing ample space for outdoor activities, gardening, or simply soaking up the tranquility of the surroundings which is immaculately maintained. This property is ideally positioned within a semi-rural setting, offering a harmonious balance between peaceful seclusion and convenient access to local amenities.



In summary, this exceptional four-bedroom detached house represents a rare opportunity to own a modern and elegant residence in a highly sought-after, semi rural location. With its spacious interior, contemporary design, and idyllic surroundings.

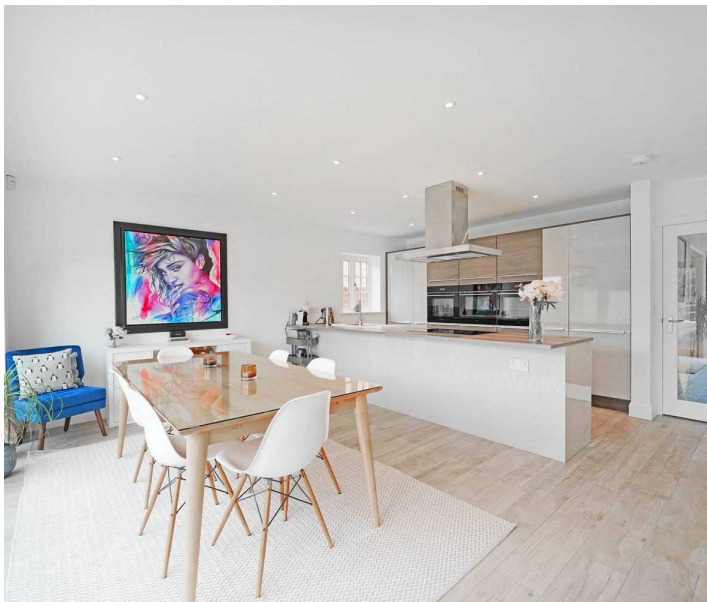
#### PROPERTY LOCATION

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: F

Tenure: Freehold

- Four Large Bedrooms
- Three Bathrooms
- Two En-Suite Bathrooms
- Semi Rural Location
- Modern Property
- Kitchen / Diner
- Log Burning Fireplace





## HALLWAY

### WC

4' 11" x 2' 4" (1.49m x 0.70m)

### LOUNGE

18' 5" x 12' 0" (5.61m x 3.66m)

### KITCHEN / DINER

18' 5" x 16' 3" (5.61m x 4.95m)

### UTILITY

10' 2" x 5' 8" (3.11m x 1.73m)

## FIRST FLOOR

### BEDROOM ONE

16' 2" x 10' 11" (4.92m x 3.32m)

### ENSUITE

11' 11" x 5' 3" (3.62m x 1.60m)

### BEDROOM TWO

16' 2" x 12' 0" (4.93m x 3.66m)

### ENSUITE

8' 7" x 6' 0" (2.61m x 1.84m)

### BEDROOM THREE

10' 11" x 10' 11" (3.33m x 3.32m)

### BEDROOM FOUR

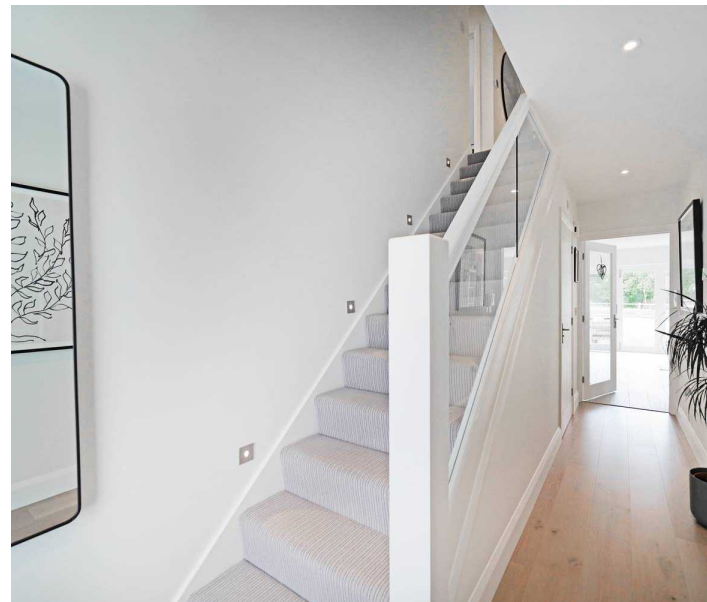
11' 5" x 10' 11" (3.47m x 3.32m)

### BATHROOM

8' 6" x 8' 6" (2.60m x 2.59m)

### TOTAL SQUARE FOOTAGE

Total floor area: 193.0 sq.m. = 2077 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

22' 3" x 10' 5" (6.78m x 3.18m)

### **GARDEN**

### **ITEMS INCLUDED IN SALE**

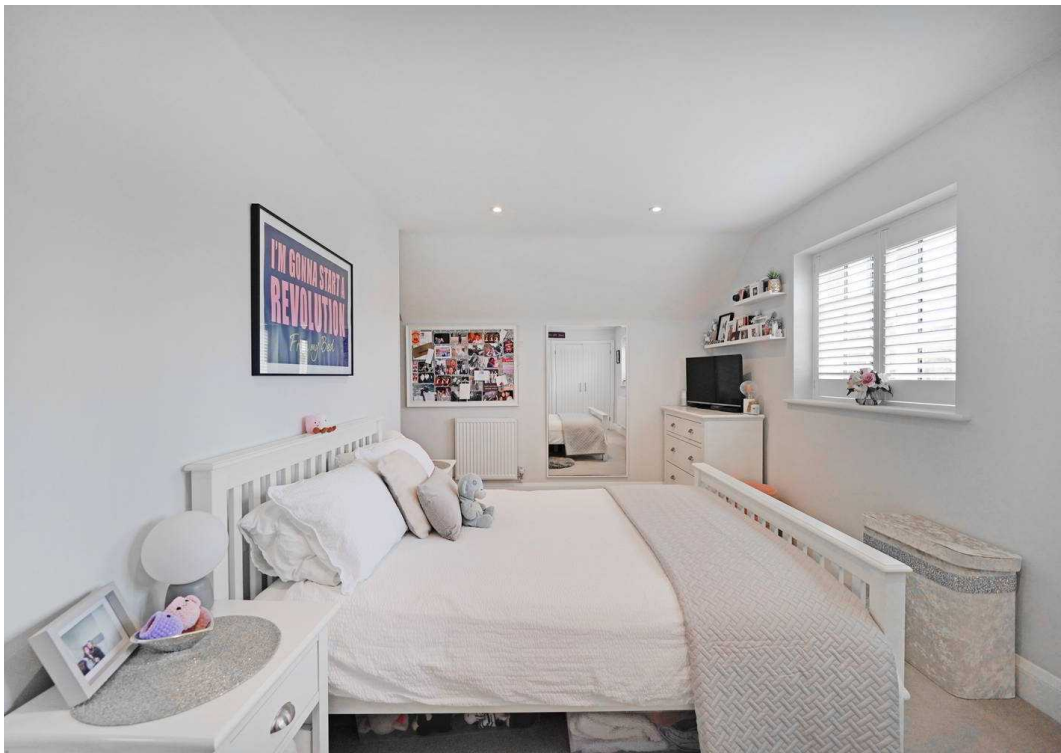
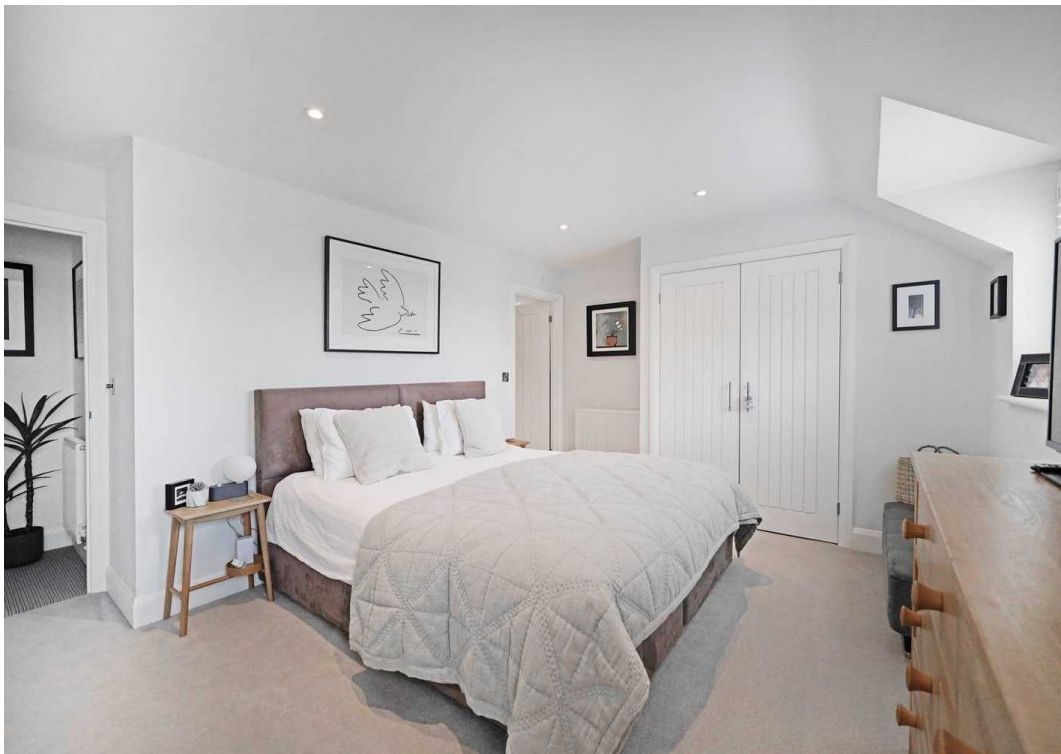
Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in four bedrooms, all light fittings, solar panels and underfloor heating.

### **ADDITIONAL INFORMATION**

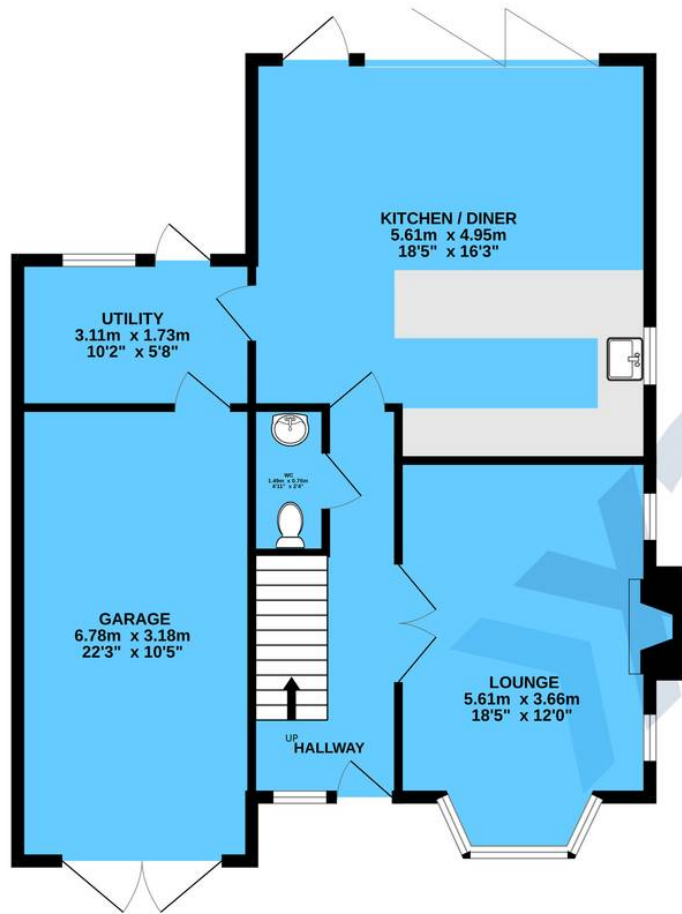
Services - LPG, electricity, Klargester and discreet solar panels to the rear. Broadband - BT Full Fibre. Loft space - boarded with lighting.

### **MONEY LAUNDERING REGULATIONS**

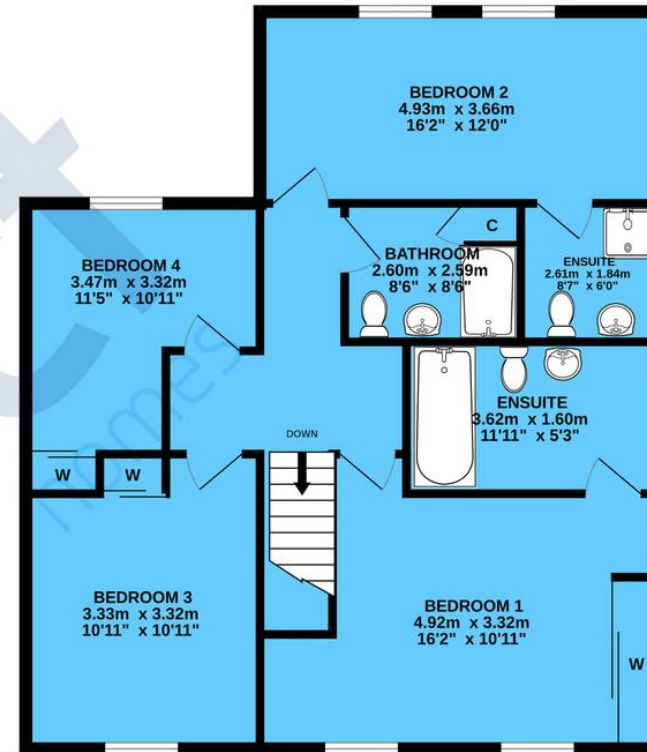
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 193.0 sq.m. (2077 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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