



Park View, Hockley Heath

Guide Price £850,000





PROPERTY OVERVIEW

Located in the heart of a sought-after village of Hockley Heath, this impressive five bedroom detached family home has been tastefully renovated and modernised throughout.

Upon entering, one is greeted by a sense of warmth and sophistication, with a spacious open plan kitchen, diner, and family room that serves as the heart of the home. The sleek design of the kitchen is complemented by high-end appliances and ample storage space. The kitchen is also complimented by a versatile utility room which is located off the family room.

In addition to the living space provided by the kitchen the property also boasts two generously proportioned reception rooms. A well appointed lounge located at the front of the property and an addition family room found off the kitchen with views to the garden.

The property also benefits from twenty solar panels, a spacious double garage and fitted air conditioning to the upstairs rooms.





The property boasts five generously sized bedrooms, providing ample space for family members or guests. The master bedroom features a luxurious en-suite bathroom, offering a private sanctuary for relaxation and rejuvenation and also benefits from fitted wardrobes. The remaining bedrooms are well-appointed and are serviced by the family bathroom which features both a walk-in shower and a separate bath.

Recently modernised and extended, this home embodies a seamless fusion of original charm and modern luxury. The meticulous attention to detail is evident throughout, with high-quality finishes and thoughtful design elements that enhance the overall living experience.

In conclusion, this exceptional property represents a rare opportunity to own a magnificent family home in a prime location.





PROPERTY LOCATION

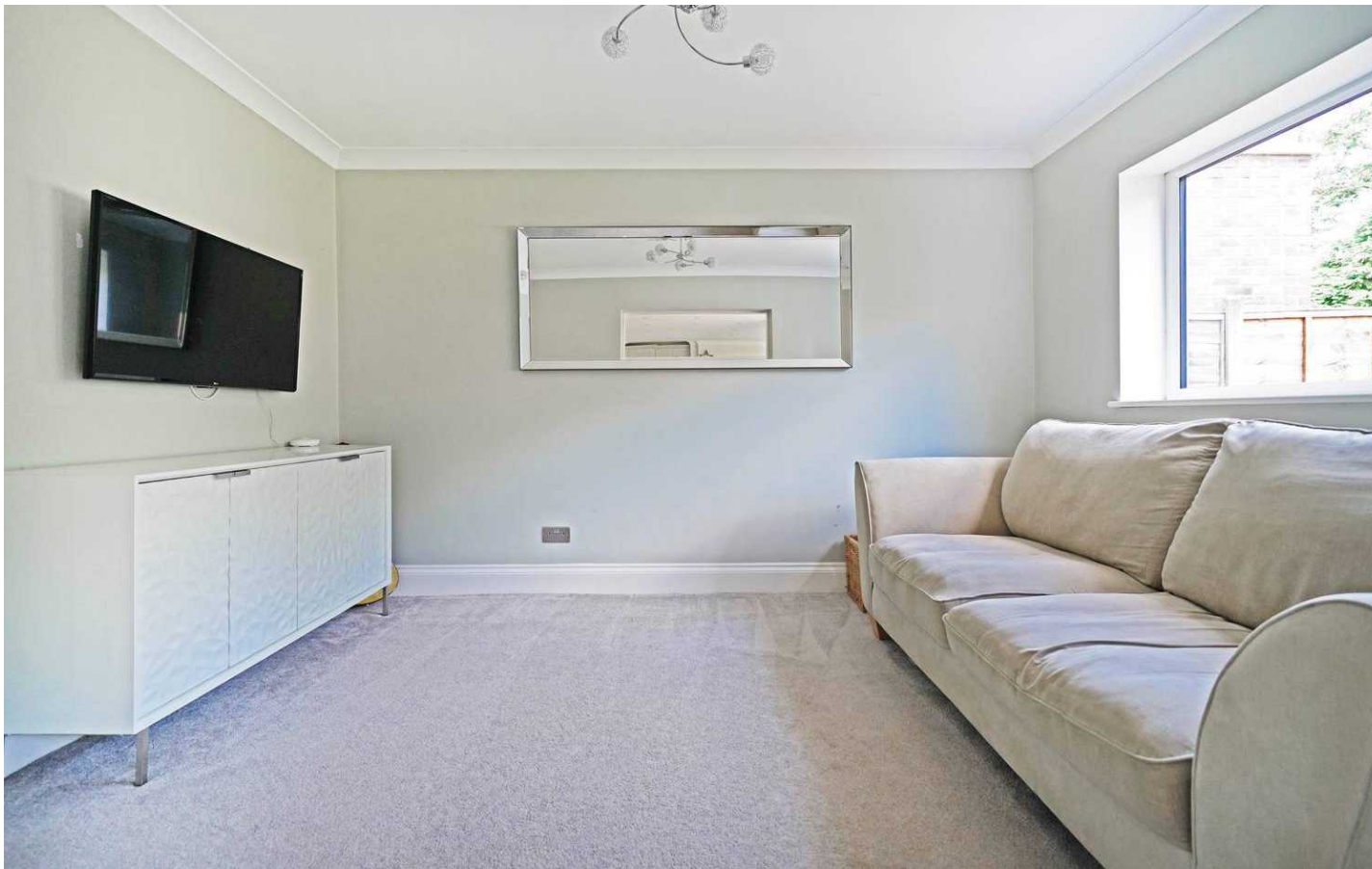
Hockley Heath is a popular village surrounded by open greenbelt countryside and well served by local stores, amenities, excellent schools and park providing recreational facilities. The village is well placed for both the M40 and M42 which lead to the Midlands motorway network and centres of commerce 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

- Impressive Five Bedroom Family Home
- Open Plan Kitchen, Diner, Family Room
- Two Reception Rooms
- Two Bathrooms
- Double Garage
- Recently Modernised & Extended
- Utility Room
- En-suite Bathroom





PORCH

HALLWAY

GUEST WC

6' 7" x 6' 7" (2.00m x 2.00m)

LIVING ROOM

16' 5" x 11' 10" (5.00m x 3.60m)

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

KITCHEN

24' 3" x 13' 0" (7.40m x 3.95m)

DINING ROOM

14' 3" x 12' 2" (4.35m x 3.70m)

FAMILY ROOM

12' 4" x 9' 10" (3.75m x 3.00m)

UTILITY

9' 10" x 6' 5" (3.00m x 1.95m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 9" x 14' 5" (4.80m x 4.40m)

ENSUITE

9' 2" x 5' 5" (2.80m x 1.65m)

BEDROOM TWO

14' 11" x 11' 4" (4.55m x 3.45m)

BEDROOM THREE

12' 0" x 11' 4" (3.65m x 3.45m)

BEDROOM FOUR

10' 6" x 9' 10" (3.20m x 3.00m)



**BEDROOM FIVE**

9' 10" x 8' 0" (3.00m x 2.45m)

FAMILY BATHROOM

9' 6" x 9' 2" (2.90m x 2.80m)

TOTAL SQUARE FOOTAGE

Total floor area: 200.5 sq.m = 2158 sq.ft approx

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

17' 3" x 15' 11" (5.25m x 4.85m)

PRIVATE LOW MAINTENANCE REAR GARDEN**ITEMS INCLUDED IN THE SALE**

Two Bosch ovens, Bosch hob, Faber extractor and Bosch micro/oven, fridge, freezer and dishwasher, all carpets, fitted wardrobes in bedroom one, Solar panels(batteries not included), garden shed, CCTV and electric garage door.

ADDITIONAL INFORMATION

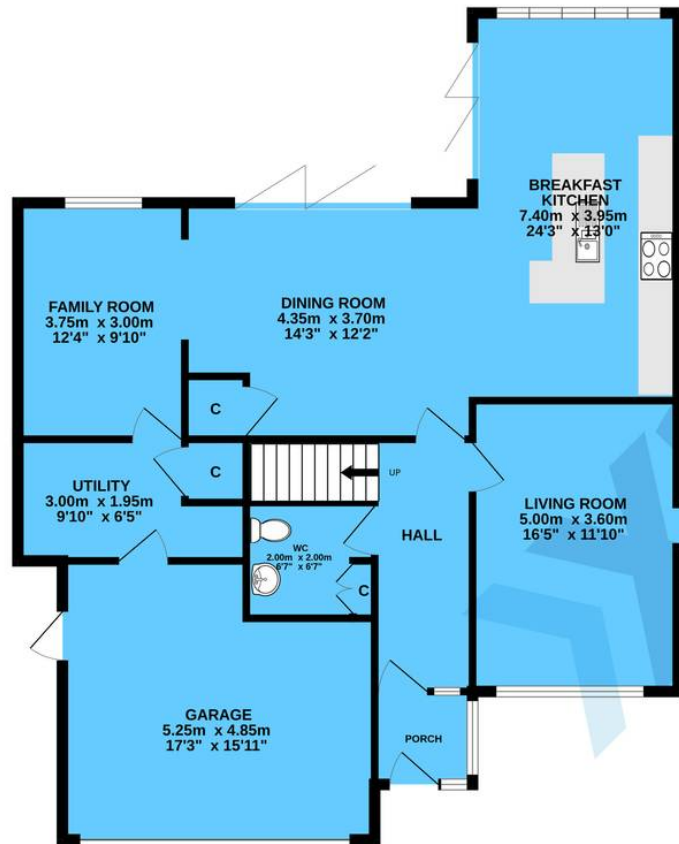
Services - Mains gas, electricity and water on a meter.
Broadband - Fiber optic to 1GB. Loft Space - Partially boarded with lighting.

MONEY LAUNDERING REGULATIONS

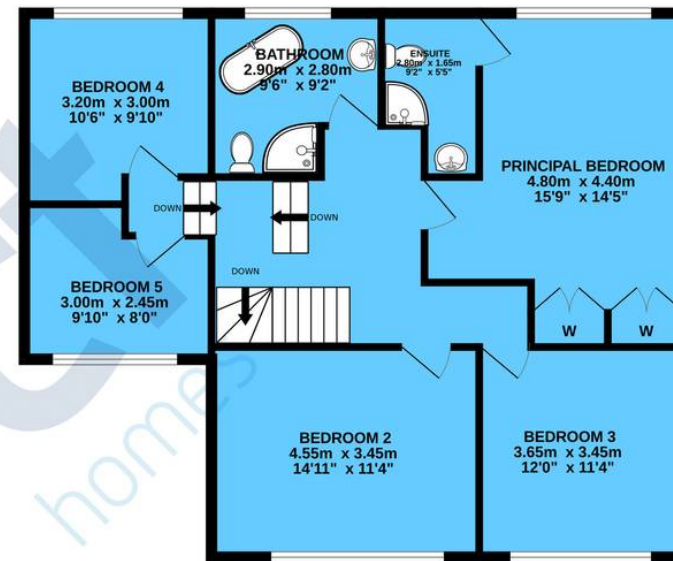
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 200.5 sq.m. (2158 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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